



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 28, 2012

Honorable Board of Supervisors
County of Los Angeles
Kenneth Hahn Hall of Administration, Room 383
500 West Temple Street
Los Angeles, CA 90012

PROJECT NO. R2010-01629-(2)
CONDITIONAL USE PERMIT NO. 201000150
HOUSING PERMIT NO. 201000003
ENVIRONMENTAL ASSESSMENT NO. 201000113
APPLICANT: A COMMUNITY OF FRIENDS
WILLOWBROOK-ENTERPRISE ZONED DISTRICT
SECOND SUPERVISORIAL DISTRICT (3-VOTE)

SUBJECT

The proposed project would authorize construction of a 55-unit apartment complex for low-income and very low-income families in the C-2 (Neighborhood Business) zone and a discretionary housing permit to allow for a density bonus and a reduction in the required number of parking spaces. The project site is located at 13218 and 13224 Avalon Boulevard in West Rancho Dominguez-Victoria. A density bonus is requested to increase the number of allowed residential units from 10 to 55 and an affordable housing incentive is requested to allow the reduction in the required number of parking spaces from 103 to 62. The project would be 100 percent affordable, with 37 units reserved for homeless families with a head of household with a mental illness. An Initial Study and Negative Declaration have been prepared for the project, pursuant to California Environmental Quality Act ("CEQA") requirements, as the project would not have a significant impact on the environment.

The project was approved by the Regional Planning Commission on June 6, 2012. The approval is being appealed by Friends and Neighbors Community Club, a neighborhood group.

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

1. Adopt the Negative Declaration associated with Environmental Assessment No. 201000113 finding that the project will not have a significant effect on the environment.
2. Deny the appeal and instruct County Counsel to prepare the necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit No. 201000150 and Housing Permit No. 201000003.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The project is consistent with the provisions of the County's adopted General Plan Housing Element, which allows for discretionary housing permits to grant density bonus of more than 50 percent for affordable housing projects. The project is designated for homeless and very-low-income families whose head of household are living with a mental illness and other low-income families. The proposed project would provide much needed low-income and supportive housing for an underserved population. Residents of the facility would have access to recreational amenities, counseling, a part-time medical clinic, as well as classes and tutoring. The applicant, A Community of Friends, has a proven history of building and operating similar supportive housing facilities throughout the region.

The project is compatible with the surrounding area. There is a combination of residential, commercial, and industrial uses in the vicinity. A senior housing facility of a comparable density and parking ratio is also located immediately south of the project site. Avalon Boulevard is a major transit corridor with bus service at intervals of 15 minutes or less, and Earvin "Magic" Johnson Recreation Area (also known as Willowbrook Park) and a supermarket (Payless Foods) are both located less than one-half mile to the north.

The 1.72-acre subject property is currently developed with four abandoned single-family residences, which are surrounded by developed land in all directions. These would be replaced by 55 units of affordable housing for an at-risk population, most of whom would be recruited from the local area. The site would be secured and include amenities, such as a health clinic, edible garden, children's play area, a computer room, exercise equipment, and free classes and tutoring.

Increased residential density and a parking reduction enables the affordable housing development to reach an economy of scale that balances the projected construction and operating costs with public funding, other subsidies and rental income available to the development.

The request for the reduction in parking is supported by parking conditions at other sites currently managed by the applicant. Such sites provide parking-to-resident ratios that are similar or even smaller, and evidence, including first-hand observation by Regional Planning staff, confirmed that these parking areas are largely underutilized.

The proposed project would be consistent with several goals and policies of the Los Angeles County General Plan and Housing Element. It promotes the efficient use of land through a more concentrated pattern of urban development, especially on underdeveloped land near major transit corridors and on underutilized, abandoned lots. It also helps to provide a wider range of housing types, especially for low-income residents, persons with special needs, and the at-risk homeless, by coordinating with the private sector and providing development incentives, such as the requested density bonus and parking reduction, for development of such housing.

Implementation of Strategic Plan Goals

The proposed project would support implementation of the County's Strategic Plan Goals of increasing children, family, and adult well-being as well as improving the health and mental health of residents. The facility would provide much needed housing and support services for low-income families in a chronically underserved area and provide safe housing, counseling, and support services for heads of household living with a mental illness.

FISCAL IMPACT/FINANCING

Implementation of the proposed conditional use permit and housing permit should not result in any new significant costs to the County or to the Department of Regional Planning as the proposed project is a private development. Construction costs and operating cost will be borne by the applicant. Existing infrastructure and public services are adequate to accommodate the proposed project, as confirmed by the Los Angeles County departments of Public Works, Fire, Public Health, and Parks and Recreation.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Regional Planning Commission conducted a duly noticed public hearing at its regularly scheduled meeting of June 6, 2012. Eight speakers testified in favor of the project, and seven speakers testified in opposition. Correspondence, both for and against the project, was submitted and a petition with over 800 signatures in opposition to the project was presented. The Regional Planning Commission subsequently voted 4-0 (with one absence) to adopt the Negative Declaration associated with Environmental Assessment No. 201000113 and approve Conditional Use Permit No. 201000150 and Housing Permit No. 201000003.

Pursuant to subsection A of Section 22.60.230 of the County Code, Randy A. Hughes and Marcia Jones—on behalf of the Friends and Neighbors Community Club—appealed the Regional Planning Commission's approval to the Board of Supervisors on June 20, 2012. A public hearing is required pursuant to Section 22.60.240 of the County Code and Sections 65335 and 65856 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090, 65355, and 65856 relating to notice of public hearing.


ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for the proposed project in compliance with CEQA (Public Resources Code section 21000, et seq.), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study concluded that a Negative Declaration of Environmental Impact is the appropriate determination under CEQA reporting guidelines, as the project would not have a significant impact on the environment. Approval of the project proposal requires adoption of the Negative Declaration.

IMPACT ON CURRENT SERVICES

Action on the proposed conditional use permit and housing permit is not anticipated to have a negative impact on current services.

Respectfully submitted,



Richard J. Bruckner
Director

RJB:SA:MK:TM:lm

Attachments:

1. Findings and Conditions
2. Commission Staff Reports and Correspondence
3. Initial Study and Negative Declaration

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 28, 2012

TO: The Honorable Board of Supervisors

FROM: Tyler Montgomery *TM*
Zoning Permits West Section

SUBJECT: **PROJECT NO. R2010-01629-(2)**
CONDITIONAL USE PERMIT NO. 201000150
HOUSING PERMIT NO. 201000003
ENVIRONMENTAL ASSESSMENT NO. 201000113

The attached items were received by Regional Planning staff during or after the Regional Planning Commission hearing for the above project on June 6, 2012.

The first is a petition, signed by more than 800 residents of the West Rancho Dominguez-Victoria community, stating opposition to the proposed project. The second is a letter from an area resident stating opposition to the project, as the neighborhood lacks sufficient public services and struggles with crime and poverty, and the proposed project would only exacerbate the situation.

Enclosed:
Petition against the proposed project
Opposition letter from Qamru Raheem, dated 6/19/12

From: Qamru Raheem [channah10@hotmail.com]
Sent: Tuesday, June 19, 2012 3:45 PM
To: Montgomery, Tyler
Subject: Willowbrook Housing Project - No. R2010-01629-(2) Permit No. 201000150 -
 Housing Project No. 201000003

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Montgomery,

As a concerned, tax-paying citizen of the Willowbrook community in Los Angeles County, I am sending this email to express my disappointment in the lack of regard the Los Angeles County Department of Regional Planning has shown toward residents in and around the neighborhood in which a 55-unit housing complex is planned for construction (13218 & 13224 Avalon Blvd). An outcry came from hundreds of residents via petitions expressing their concerns, but obviously these tax-paying, voters don't matter. While we are "for" ridding our community of homelessness, we want to ensure that this is done in a way that is best for everyone involved. If this decision was made with the best interest of the community in mind and its soon-to-be new residents, I'd like to know what plans are in place to address the following:

- A community that is already "under served" economically (with few viable businesses)
- A community that is educationally disenfranchised (with few, if any, programs design to promote the welfare of its residents)
- A community that already experiences a shortage in police and fire personnel
- A community that is already ridden with alcoholism, drugs, and crime

Under these circumstances it is very difficult to understand how the county expects the placement of 55-units (234 people or more designated as "low and very low-income residents") to "add to" and not "take away from" the community.

We, too, take pride in our homes and in our neighborhoods, and we welcome all those with the same mindset (whether they are of low income status or not). Since this project is virtually a "done deal," I'd like a commitment from LA County and the administrators of this project to "not be distant" administrators and caretakers. I would ask them to monitor and manage this project closely and regularly to ensure that it is serving the best interest of its residents *and* the neighboring community.

I thank you for taking the time to read this, and I humbly ask that you pass this sentiment on to as many as possible, because we (as a community) "really" care. Thank you.

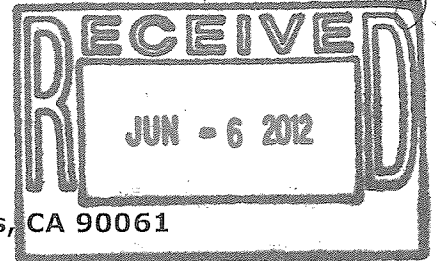
Sincerely,

Q. N. Raheem

Willowbrook resident

RPC- 6/6/12
item 48

PRUZ/T. Montgomery



PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061

Background

"A Community of Friends" (ACOF) purchased the property designated for Avalon Apartments in June 2010. That same year, the Census reported the population in this area, known as Willowbrook (an unincorporated community in Los Angeles County), to be over 35,500 people. The total land area is 3.7 square miles much of which has sadly given way to crime and drugs. While the number of apartments planned for this site may seem inconsequential in the scheme of things (55 units), these apartments, in the words of ACOF, are **"designed to meet the needs of large families."** The implication of overcrowding in this concentrated area will be felt and will negatively impact nearby neighborhoods, particularly the Senior Citizens' Complex which is adjacent to it. In a community that is already labeled "blighted" as a result of being under served economically and educationally, the new residents along with the existing community will be at an even greater risk socially because these apartments will house persons **"with special needs and mental illnesses"** (again, according to ACOF). This is a serious concern because this neighborhood is already experiencing a shortage of firefighting personnel and police presence. Those who support this petition do not believe this neighborhood is best suited to positively impact this population, especially in light of situations and conditions that already plague this community such as, drugs, alcoholism, juvenile delinquency, crime, etc. We, too, advocate eradicating homelessness, but not at the risk of causing these residents harm and not at the risk of adding to the issues and problems of an already disenfranchised community.

PETITION: We, the undersigned, agree with and support the action to stop the proposed construction project by ACOF.

NAME

ADDRESS

Kim Manning	13322 Avalon Blvd LA 90061
Judy Perry	13322 Avalon Blvd 90061
George A. J.	13336s Avalon Blvd LA 90061
Anthony Dupin	14103 Panmure Ave Apt 90022
LORIS WILSON	13229 S. SAN PEDRO ST LA 90061
Albertina DeLay	13328 S. Avalon Blvd LA 90061
Edna Lee Davis	13322 AVALON BLVD LA 90061
CHRISTOPHER CARTER	12229 S SAN PEDRO LA 90061
Jill DeLay	13328 S. Avalon LA 90061
Carla Lee Lyster	13238 Mather Ave LA 90061
Bruce Slater	13338 Avalon LA 90061

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NAME

ADDRESS

Lacwitta Ashley	318 East 139th St LA CA 90061
Myron Ashley	" " " "
Kandiss Green	348 E. 137th St Los Angeles, CA 90061
DORA BALDWIN	206 E. 136 ST. L.A. Ca. 90061
J.M Allen	212 E 136th St L.A. Ca. 90061
IONA Johnson	309 Alsinia St LA 90061
Janece Bressard	13702 J. San Pedro St Los Angeles CA 90061
Desdra Butler	328 E. 138th St. Los Angeles, CA 90061
Bernadine Butler	345 E. 138th St. Los Angeles, CA 90061
TEMISHA PRAME	13914 METTIER AVE LA CA 90061
ANA WEBER	14113 MARIE AVE LA 90061
ALVIN TURNER	302 E. 141st L.A. CA 90061
ALICE MALLETT	136 E ALLENHURST ST L.A. CA 90061
HARRY H. MALLETT	136 E ALLENHURST ST. L.A. 90061
Wonne Nance	13902 Dagmar Ave LA 90061

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061
(continued)

NAME	ADDRESS
Corey Craft	108 E. 139th L.A. CA. 90061
Odessa Roberts	122 E. Allenhurst St LA 90061
Karen Roberts	122 E. Allenhurst St. LA. CA 90061
Yolanda ISAAC	13708 S SAN Pedro LA 90061
LOIS ROBERTSON	406 E. 135th St. L.A. 90061
Jon Oliveira	158 E 135th St LA 90061
Angelica Aguilar-Oliviera	158 E 135th St LA. 90061
RUTH STRINGER	13232 Avalon BL 90061
Alice Craft	148 E. 136 St. L.A. 90061
Jay M. Nasser	13231 S Avalon L.A. CA 90061
RAHMAN SHABAZZ	124 E. 135th L.A. CA. 90061

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NAME

ADDRESS

Sebrebian D. Seward	14014 S. ALFELD AVE. L.A. 90061
Andray Horton	227 E. 136th L.A. 90061
Rosealyn Davis	142 E. 138th LA 90061
Liane Edwards	429 Markon St. LA 90061
William Ellis	256 E. 140th St. 90061
Joyce Ellis	256 E. 140th St LA CA 90061
Latasha T. Taylor	253 E. 140th St. L.A. CA. 90061
Janet Robinson	222 E. 136th LA 90061
Carol Bennett	13509 San Pedro St. L.A. 90061
Herman Banford	108 E. 138th St. L.A. 90061
Rochele Porter	14014 S ALFELD AVE. L.A. 90061-2122
Gerrine Farley	118 E. Alhambra St LA 90061-2127
Melinda Carter	213 E. 137th St LA CA 90061
Flossie Brown	359 E 137th LA-CA 90061
Carol Curry	319 E. Piru St 310 2172357

PETITION re:

A Community of Friends (ACOF)

Avalon Apartments

13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061

(continued)

NAME

ADDRESS

KAREN Y. TATE	110 E. 135 ST. LA, CA. 90061
CHARLENE E. TATE	110 E. 135 ST. LA, CA. 90061
FLORA M. LES	269 E. 140 ST LA CA 90061
Margaret L. Howard	149 E 136 ST LA 90061
RUTH STRINGER	13232 Avalon BL 90061
Roseyell Davis	142 E. 138 St LA 90061
Herman B. B. B.	108 E. 138 St LA 90061

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NAME	ADDRESS
Chandria Watt	268 E. 140 th St 90061
Erma J. Herd	313 E. 141 st St - 90061
Dwain R. Herd	313 E 141 St 90061
Eric O'Keith	317 E. 141 st street, 90061
Hazel C Mason	318 E 141 st 90061
Jaqueline Mason	318 E 141 st 90061
Kimberly R. Mason	318 E 141 st 90061
Mary Love	303 F 141 st St 90061
BYRON SMITH	143 E 140 th St - 90061
Ruby Luckett	312 E. 142 nd St. A. 90061
Deane Foster	302 E 142 St A. 90061
Elva Barera	313 Alhambra St 90061
TOMMIE SMITH	318 ALHAMBRA ST LA 90061

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061
(continued)

NAME

ADDRESS

Sigi	319 Alhina St. 90061
Antoinette Gavin	243 Alhina St, L.A., CA 90061
Quinn Dorman	2517 Alhina
Diana Coleman	14117 Endall Ave 90061
Replay Johnson	14003 Dagmar Ave 90061
Amie Alhina	14009 Dagmar Ave 90061
Shirley	14015 Dagmar Ave. 90061
James Yates	14017 Dagmar Ave 90061
Saliba M. Seals	14009 50 Cadmus Dr. L.A. 90061
Bill Gallett	14003 Alfeld Av L.A. 90061
Arthur Derych	143 E 140 St - 90061
Janora Washington	14021 Alfeld Ave L.A. 90061
David King	14026 Alfeld Ave L.A. 90061
Alvina Moore	14012 Maple Ave. L.A. 90061
Loetta Becking	14104 Maple St 90061
EVELYN HERRING	14102 MAPLE AVE. L.A. 90061
Orlando I. Gonzales	652 W 107th St Los Angeles
Vesna	13303 S. Hodges St.
Kenneth Lopez	169 S. Hodges St 90003
Mesheil Black	3829 Ellis St Hawthorne CA 90250
Johnny Silva	14410 DENVER Ave L.A. CA 90044
Alvin Gustin	1416 E 124th St L.A. CA 90061
Hector Velazquez	1416 E 124th St L.A. CA 90061
Dominic Howe	1443 W. 48th St L.A. 90062
Jay May	12126 S. Broadway L.A. CA 90061

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NAME

ADDRESS

Natasha Pierce	2436 140th L.A. CA, 90061
LATONIA PIERCE	233 E. 140th LA CA 90061
Alma WATKINS	213 E 140th ST LA CA 90061
REGINALD DAVIS	310 418 2700 114200 (ADAMS ST)
JOHN M WATKINS	213 E 140th L.A. CA 90061
MARGARET SMITH	203 E 140 LA CA 90061
IRA Smith	203 E 140 LA CA 90061
Charles Ruggie	139 E 140 St LA 90061
Joyce WOODARD	117 E. 140th St. LA. CA 90061
William H. Murray	107 E 140th St LA CA 90061
Alodie Dunbar	103 E. 140th St LA. 90061
David Sanders	103 E 140th St Los Angeles CA 90061
Jermario Taylor	14007 Maple Ave Los Angeles CA 90061
Francis Jackson	1407 Maple Ave LA

Background

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NAME	ADDRESS
Willy Boyer	(373) 215-7831
John Smith	14018 DAGMAR DR 90061
Robert	14008 Cedros Ave. LA 90061
Helen Lee	14014 Cedros Ave LA 90061
Herman Bradley	14002 Alford Ave LA 90061
Rebecca Porter	14014 S. Elford Ave. LA 90061-252
Shirley Mayfield	14002 Maple Ave LA 90061

Larry's

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NAME

ADDRESS

LEON WILLIAMS	13908 EADALL AVE L.A. 90061
BERNARD JOHNSON	13902 - EADALL AVE, 90061
Hilmy Smith	13914 Eadall Ave, 90061
Maria Dagnan	13914 Eadall Ave. L.A. 90061
Mr. John	13914 Eadall Ave. L.A. 90061
GREGORY CENTER	13914 DAGMAR AVE L.A. 90061
Glenn Nance	13907 DAGMAR AVE L.A. 90061
Yvonne Nance	13902 Dagm.
Jean S. Coleman	13915 Dagmar Ave, L.A. 90061
Verna Peters	13902 Cadmus
Ruth Marbury	13909 Cadmus Ave - L.A. 9061

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NAME

ADDRESS

Miesha Green	249 E 136 ST LA CA 90061
PANKIE GEIGAR	243 E - 136 ST LA, CA 90061
ERNEST BEKGAAR	243 E - 136 ST LA, CA 90061
Jason Hamilton	206 E 135th St LA 90061
CARISA MASSEY	217 E. 136TH ST.
ODELL MASSEY	217 E. 136TH ST.
Myraa Phillips	217 E. 136TH ST
Wayne Mayfield	217 E. 136TH ST
Tena Phillips	217 E. 136TH ST.
CARREN Banks	217 E. 136TH ST.
Lamont Rogers	139 E. 136th St
Alma Ochoa	138 E. 136th St
Maria Ochoa	138 E. 136th St

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061

Background

"A Community of Friends" (ACOF) purchased the property designated for Avalon Apartments in June 2010. That same year, the Census reported the population in this area, known as Willowbrook (an unincorporated community in Los Angeles County), to be over 35,500 people. The total land area is 3.7 square miles much of which has sadly given way to crime and drugs. While the number of apartments planned for this site may seem inconsequential in the scheme of things (55 units), these apartments, in their own words, are "***designed to meet the needs of large families.***" The implication of overcrowding in this concentrated area will be felt and will negatively impact nearby neighborhoods, particularly the Senior Citizens' Complex which it is adjacent to. In a community that is already labeled "blighted" as a result of being under served economically and educationally, these new residents along with the community will be at an even greater risk socially because they (the new residents) will consists of persons "***with special needs and mental illnesses***" according to ACOF who will become a part of a neighborhood that is already experiencing a shortage in police presence and fire protection. Those who support this petition do not believe this neighborhood is best suited to positively impact this population, especially in light of conditions that already plague this community - that is to say, drugs, alcoholism, juvenile delinquency, crime, etc. We, too, advocate eradicating homelessness, but not at the risk of causing these residents harm and not at the risk of adding to the issues and problems of an already disenfranchised community.

PETITION: We, the undersigned, agree with and support the action to stop the proposed construction project by ACOF.

NAME	ADDRESS
Al Jodd	149 E. 137th L.A. CA 90061
ANTANIE R Woods Jr	143 E 137th ST 90061
Shantell Joshua	128 E 137th ST LA CA 90061
Cynthia Jefferson	206 E. 137th St. LA 90061
Dis-bow	216 E. 137th ST. Los Ang. 90061
Elias Hall	216 E. 137th ST. 90061
Elias Hall, Sr.	216 E. 137th ST. L.A. 90061
Tommy Bransard	226 E 137th ST L.A. 90061
Tiwana Broom	203 E. 138th St, L.A. 90061
Andrey Davis	153 E. 138th St. 90061
Charles E. Doss Jr.	103 East. 138th. 90061
Lodriga Kelly	242 E. Alhambra St LA 90061
J. Miller	249 Alhambra Street LA 90061

408, 348, 1350, 138th

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061

Background

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PETITION: We, the undersigned, agree with and support the action to stop the proposed construction project by ACOF.

NAME	ADDRESS
RAYMOND C. GREEN	333 E. 137th LA. 90061
ERNICE RANSOM	338 E 137th LA 90061 CA
GWEN BOARD	13222 CROCKER LA 90061
Sue Clayton	344 E. 137th LA 90061
Marcelle Baurier	358 E. 137th SF. 90061
Greg Washington	358 E. 147th LA 90061
Dan W. W. W. W.	400 E. PINE ST. LA, 90061
Fyriel Bidoux	416 E PINE SE. CA, 90061
John J. J.	304 E. 137th LA CA 90061
Chantel Rodriguez	304 E. 138th SE. LA CA 90061
Debra Anderson	13802 E 138th LA. 90061
Abene Larborn	325 E 138th ST LA 90061
Patricia Price	334 E. 138th LA 90061

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 – 13224 Avalon Boulevard, Los Angeles, CA 90061
(continued)


NAME	ADDRESS
Emma J Chavis	324 E 138 th ST LA 90061
OSCAR Ellis	344 East 138 th LA 90061
Jacqueline Lee	358 E 138 th LA 90061
CHARLOTTE Meloms	402 E. 138 th ST LA 90061
Maria Daniel	422 E 138 th ST LA 90061
Gerald Vonnice	422 E 138 th LA 90061
Dalea McKenney	422 E 138 th LA 90061
Ramon Suggs	422 E 138 th ST LA 90061
Navy Ramirez	408 E 138 th ST CA 90061
Rose Ramirez Wong	408 E 138 th ST CA 90061

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061

Background

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PETITION: We, the undersigned, agree with and support the action to stop the proposed construction project by ACOF.

NAME	ADDRESS
	325 E. 137th St. LA, CA 90061
M. L. King	339 E. 137th St. LA, CA 90061
Ida Nettles	345 E. 137th St. LA, CA 90061
S. Farnett	365 E. 137th St. LA, CA 90061
William L. Scott	385 E. 137th St. LA, CA 90061
Norman Cortez	3439 W 78th St LA CA 90042
WANDAN = Cullin	13618 So. San Pedro LA 90061
Lela Conroy	13710 S. San Pedro St LA 90061
BETH KOLG	395 E. 138th St LA, CA 90061
John Alvin Spencer	335 E. 138th St. LA 90061
John Dyer	339 E. 138th St LA 90061
Domingo Rufino	339 E. 138th St LA 90061
Clavin Alcorn	355 E. 138th St. LA 90061

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061
(continued)

NAME	ADDRESS
Mrs. Mildred Lewis	359 E. 138th St Los Angeles, CA 90036
Shawnda Velazquez	413 E. 138th St LA. CA 90061
Herbert Carpenter	433 E. 138th St LA. Ca 90061
Shawnda Carpenter	433 E 138th St LA CA 90061

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061

Background

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PETITION: We, the undersigned, agree with and support the action to stop the proposed construction project by ACOF.

NAME	ADDRESS
Stephanie Allen	212 E 136th Street
JAN ALLEN	212 E. 136th St
Wanda Allen	212 E. 136th St
OWEN ALLEN	212 E. 136th St
JAKKIE Allen	212 E. 136 St
OWEN Allen	212 E. 136th St
Jasmine Allen	212 E. 136th St
Donna Allen	212 E 136th St
Dan Allen	138 E 136th
Angie Jackson	132 E 136 St LA 90061
Ray Thompson	118 E 136th St LA 90061
Michael Howard	102 E. 136 St L.A.
Deborah Kyle	230 E. 138th St. Los Angeles CA

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061
(continued)

NAME

ADDRESS

FLORENCE BEZANT	246 E. 138TH Street LA, CA. 90061
JUSTINE MONDAY	246 E 138TH Street LA, CA 90061
LEON DUNN JR.	236 E 138TH ST LA, CA 90061
LEON C. DUNN III	236 236 E. 138TH ST LA, CA 90061
MURIEL PURDIE-LAWREN	216 E 138TH ST LA, CA 90061

PETITION re:
A Community of Friends (ACOF) 5-26-12
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061

Background

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PETITION: We, the undersigned, agree with and support the action to stop the proposed construction project by ACOF.

NAME

ADDRESS

James A. Hughes	13323 Melrose Ave - Los Angeles Ca.
David	12904 Corlett Ave 90054 LA Ca.
Law E. Ray	12902 Corlett Ave L.A. 90059
Dorinda Perry	12902 Corlett Ave L.A. 90059
Salvador Davis	12816 Corlett Ave LA 90059
Wayne	12816 Corlett Ave LA 90059
Charlotte Love	12816 Corlett Ave 90059
Arturo Hernandez Jr	12924 Clovis Ave LA 90059
RICARDO Hernandez	12924 CLOVIS AVE LA 90059
William Lewis	1301 W. 134th St ^{Long Beach} CA 90221
Dameon Williamson	12918 Belhaven Ave LA CA 90059
Chasen Crossley	6726 11th ave apt #307 Los Angeles, CA 90043
Deon Montgomery	13707 DUTY AVE #44 Hawthorne CA 90250

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061
(continued)

NAME	ADDRESS
Rickey Joseph	2106 N. Salinas Ave L.A. CA 90059
Arnon vi	1113 Springdale dr. Apt 116
Shellye Thomas	12914 Belhaven Ave L.A. CA 90059
LESA MART	12803 Belhaven ave. LA CA 90059
Stacy Taylor	12803 Belhaven Ave L.A. CA 90059
Shelley Allen	12814 S. Belhaven Ave, L.A., CA 90059
Rumore Muel	12803 S. Central Ave L.A. CA 90059
Rayven Bothas	1118 E 126th St, LA CA 90059
Pamela Floyd	1100 E 126 St LA CA 90059
Chanthy Tach	1109 E 126th St L.A. CA 90059
Melvin Orellana	1109 E 126th St L.A. CA 90059
SPRBA Flowers	1128 E 121 Place Los Angeles, CA
MARCOS Quevedo	1118 E 121st Los Angeles, CA 90059
ANALIA Quevedo	1118 E 121 St LA 90059
Lorena Delgado	1112 E 121 St L.A. CA 90059
MIGUEL RAMIREZ	12009 BELHAVEN AVE. L.A. CA. 90059

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061

Background

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PETITION: We, the undersigned, agree with and support the action to stop the proposed construction project by ACOF.

NAME	ADDRESS
Elizabeth Landu	12925 Corlett Ave LA 90059
Corena Martinez	12925 Corlett Ave LA 90059
Yesenia Martinez	12925 Corlett Ave LA 90059
Nicole Green	11219 Corlett Ave LA CA 90059
Valerie Chavira	12817 Corlett Ave, L.A, CA 90059
William Lucas	12801 Corlett Ave, L.A., CA 90059
Curtis Wyatt	12800 Corlett Ave L.A. LA 90059
John Polter	13002 Clovis Ave L.A. 90059
* Priscilla Kinney	13035 Belhaven Ave L.A. 90059
Joseph Berry	13031 Belhaven Av LA CA 90059
Maring Campos	12925 Belhaven Ave Cal. 90059
Lynne Barrera	12903 Belhaven Ave Los Angeles
Corne /ushoggett	12903 LA 90059

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061
(continued)

NAME

ADDRESS

1 Coaghen, Martine 12511 S CENTRAL AVE LA 90059
FREDDY VAUGHN 1100 E 124th ST L.A. CA 90059
EARNEST BOULIN 1113 E. 125th STREET LA CA 90059
ERIC GOLD 1104 E 123rd ST LA CA 90059
Ramon Feaster 1106 E. 122nd St. LA CA 90059
Laura Beauford 1129 E 121st pl LA CA 90059
Edwin Garcia 1125 E 121st St LA CA 90059
Dense Vaughn 1100 E 121st LA CA 90059
Raymond Oxborn 12039 Belhaven L.A. CA 90059
Dore Williams 9550 120th St LA CA 90059
Jack Brown 13323 McKinley Ave L.A., CA 90059

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
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PETITION: We, the undersigned, agree with and support the action to stop the proposed construction project by ACOF.

NAME	ADDRESS
Leonard Lucas	12809 Keene Ave
Dean Smith	12814 Keene Ave
Richard W. Roberts	12815 Keene Ave
Clara J. Montgomery	12820 Keene
Amin Youneblood	12826 Keene Ave.
3rd James Lee	12902 Keene Ave.
Don * Dan	12908 Keene
Schamone Ligeroa	12909 Keene
Victor P. P. P.	12909 Keene
Xiomara Hernandez	12827 Clovis Ave
Ligabito Kim	12827 Clovis Ave
Rosa Gonzalez	12827 Clovis Ave
Lisa Monardo	12920 Clovis Ave LA 90059
Arthur Rodriguez	11306 131st LA CA 90059

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061
(continued)

NAME	ADDRESS
Melba Lopez	1134 E. 131st LA CA 90059
Osia Lopez	1134 E. 131st LA CA 90059
Raymona Bailey	13040 Belhaven Ave. LA 90059
Anthony Miller	13040 Belhaven Ave. LA 90059
Isabel Gill-Stanford	13030 Belhaven Ave. LA 90059
Michael Gill	13030 Belhaven Ave. LA 90059
Todd Stanford	13030 Belhaven Ave. LA 90059
Tyiesha Stanford	13030 Belhaven Ave. LA 90059
Sandra Martinez	13012 Belhaven Ave. LA 90059
Francisco Leon	13012 Belhaven Ave LA 90059
Jorge L. Garcia	13008 N. Belhaven Ave LA 90059
Michael Douglas	12912 Belhaven Ave 90059
Deborah Cannon	12912 Belhaven Ave 90059
Eddie Cannon	12912 Belhaven Ave 90059
DeVon Brown	12730 Belhaven Ave 90059
Alvin Bullock	12720 S. Belknap Ave LA 90059
Arthur McLoof	12710 BELHAVEN AVE 90059
Barbara J. McLoof	12710 Belhaven Ave LA 90059
Donald Schoggeto	1134 E. 127th St, LA 90059
Andrea Gaspar	
Cooper Tanya	12403 S. 124th Central Ave 90059
LaShawn Brawning	12403 S. Central Ave LA 90059
Margaret Vaughn	12319 S Central Ave LA 90059
Seana Robinson	1123 E 124th Los Angeles CA 90059
Shirley H. Hume	1129 E. 122nd St LA 90059
Larry Hume	1119 E. 131st Pl. LA CA 90059
Jerome Mouton	1113 E. 131st Pl
John C. New	6933 1/2 SOUTH ESTERLINE LA 90059

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061
(continued)

NAME

ADDRESS

Mattie J Walker 12003 Belknap St. S.A. CA

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061

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PETITION: We, the undersigned, agree with and support the action to stop the proposed construction project by ACOF.

NAME	ADDRESS	
Estella Williams	741 W. 131 st Compton	90222
Veola Pickett	1502 W 113 st LA CA	90047
Anthony Jackson	1378 119 St	90061
Shirley Daulton	2203 N Arzac Ave Compton	CA 90222
Woodward Price	6241 W 124 th ST L.A. CA	90044
Bernice Martin	1410 E. 106 th St	LA 90002
MARVIN BROWN	359 E 137 th St	LA 90061
Lanette Thompson Collins	12516 So Vermont Ave	LA 90044
Gregory Pitts	718 1/2 W 80 th St LA, CA	90044
MILDRED WRIGHT	12607 HALDIP CRT.	90029
Rita Adam	1408 So. Sloan Ave. Compton	90221
Indira Stewart	12802 Starling Ln	90058
Ralph Burns	309 E 138 th St LA	90061

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061
(continued)

NAME

ADDRESS

Estelle Williams 741 W. 131st St 90222 *contin*
Verla Sackett 1502 W 113 St JIA CA 90041
Shirley J. Boatright 2203 N. Anza Cpt 90202
Benny Martin 1410 E. 106 L.H. 90002
Mona Brown 359 E 132nd St 90061
William W. Wynn 12127 HALD DR. CPT. 90841
Angus Bell 718 1/2 W 80th St L.A. Calif 90041
Hammy Crenshaw 230 E 130 Kp 119
Gregory M. M. M. 204 W 118 Pl L.A. CA 90061
Ruby Lee 1332 ST ADDAL PL
VERNON ROBINSON 1106 E. 110TH ST LA CA 90059
Amel Arienzai 206 N. COFFMAN ST ART. 301 ANAHEIM CA 92801
Mary Gillispie 1427 W GREEN ST 60301
Benny Jones
Maat Hooper COMPTON CA 90224 POBX 6245
James R. Carmichael 1004 Anza 90059 L.A. CA *Com*
Freeman Dunn 2222 1/2 St 52 Street *St*
Carl Mithem 11809 Orland Ave Los Angeles CA 90044
Marcel Barnes 358 E. 137 St S.C. Calif 90061
Craig Barnes 358 E. 137 St L.A. Calif 90061. M.R.
Albusta Calm 306 E. 55th St. L.A. Ca 90011
Florence Perry P.O. Box 18633 Long Beach, CA 90807
Pauline Hambrick 607. W 117 St 90044
SAM TURNER 13232 Towne Ave LA 90061
Ram Parker 349 E 138 St L.A. 90061
BARBARA TURNER 801 S. GRANFIELD 90221
Allyse Perry 12118 So. CENTRAL AVE. LA 90059
Fabrice Williamson 8017 J. Hooper Ave L.A. 90001

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
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PETITION: We, the undersigned, agree with and support the action to stop the proposed construction project by ACOF.

NAME	ADDRESS
Kenneth Burin	349 E 138 th St
Timothy Jones	12814 STANFORD AVE
Dante Jones	12814 Stanford Ave
Sonja Jones	12814 Stanford Ave
Immanuel Jones	12814 Stanford Ave
Teramika Smith	12809 Stanford Ave
Aselacion Teja	12803 Stanford Ave Los Cal
Phillip Jones	12814 Stanford Ave L.A. CA 90059
Edith Jones	12907 STANFORD AVE L.A. 90059
Dani Burin	12809 STANFORD L.A. Ca 90059
Joseph Jones	349 E. 138th St L.A. 90061
Mary Bannor	12808 STANFORD L.A. 90059
Ray Thomas	12808 Stanford
Jane Jones	13432 Crocker Ave 90061

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061
(continued)

NAME	ADDRESS
Kenneth Burin	349 E 138 St
Timothy Jones	12814 STANFORD AVE
Monte Jones	12814 Stanford Ave
Sam Jones	12814 Stanford Ave
Immaisha Jones	12814 Stanford Ave
Terumiki Smith	12809 Stanford Ave.
Ascencion Trejo	12803 Stanford Ave
Phillip Jones	12814 STANFORD AVE L.A. CA 90059
Dan Brown	12809 STANFORD L.A. CA 90059
Joseph Jones	349 E. 138th L.A. Calif 90061
Jerry Barron	12808 STANFORD 90059
Jerry Barron	12808 STANFORD
Willie Linker	1617 W 136 St Compton
JAMES H. McCLAIN	324 E 92 St L.A. 90003
Elizabeth Jones	1226 N. McDiarmitt Cpt. 90222
Brooke T Jones	13606 AVALON 90061
Percy Westcham	920 E Carson ST CARSON 90745
Dan K. May	1101 N CENTRAL AVE 90212
Allye Carter	1310 - CANAL ST AVE 90249
Christa B. Elward	150 E. 22 St LA 90001
Herman Allen	1908 N Paerden ave 90222
Walter K Jones	1526 E 124th ST LA 90059
Tonie Matthews	8723 Banderin St LA 90002
Martha Mack	1616 W. Palmer St Compton 90220
Wilford Burns Sr.	12802 STANFORD L.A. 90059
TAMISHA M. THOMPSON	12809 STANFORD L.A. CA 90059
Saphil Burns	349 E 138 St LA CA 90059
Paul Turner	13233 S. Torine L.A. CA 90061
Chava Allen	13219 Torine L.A. CA 90061

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061

Background

"A Community of Friends" (ACOF) purchased the property designated for Avalon Apartments in June 2010. That same year, the Census reported the population in this area, known as Willowbrook (an unincorporated community in Los Angeles County), to be over 35,500 people. The total land area is 3.7 square miles much of which has sadly given way to crime and drugs. While the number of apartments planned for this site may seem inconsequential in the scheme of things (55 units), these apartments, in the words of ACOF, are "***designed to meet the needs of large families.***" The implication of overcrowding in this concentrated area will be felt and will negatively impact nearby neighborhoods, particularly the Senior Citizens' Complex which is adjacent to it. In a community that is already labeled "blighted" as a result of being under served economically and educationally, the new residents along with the existing community will be at an even greater risk socially because these apartments will house persons "***with special needs and mental illnesses***" (again, according to ACOF). This is a serious concern because this neighborhood is already experiencing a shortage of firefighting personnel and police presence. Those who support this petition do not believe this neighborhood is best suited to positively impact this population, especially in light of situations and conditions that already plague this community such as, drugs, alcoholism, juvenile delinquency, crime, etc. We, too, advocate eradicating homelessness, but not at the risk of causing these residents harm and not at the risk of adding to the issues and problems of an already disenfranchised community.

PETITION: We, the undersigned, agree with and support the action to stop the proposed construction project by ACOF.

NAME

ADDRESS

Barbara Lawrence	750 W. 109 th St
Emma Johnson	815 W. 111 th St LA 90044
MARTHA LaFrie	624 W. 106 St. La. Ca. 90044
Adrienne Clayton	815 W. 111 th St LA 90044
Joshua Ayers	815 W. 111 th St LA 90044
Isabelle Pittman	620 W. 104 St. LA 90044
Joseph West	513 W. 97 St LA 90044
Kevin Quintanilla	605 W. 105 St LA 90044
Ernestine M. Sanders	531 W. 107 St LA 90044
Emma Limre	655 W 106 St LA 90044
Mattie Banks	609 W 103 St. LA 90044
Emily Green	531 W 103 St LA 90044
Rosie Black	602 W 105 St 90044

PETITION re:

A Community of Friends (ACOF)

Avalon Apartments

13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061

(continued)

NAME

ADDRESS

Billy Robinson	409 W. 106th St. LA 90003
John Chisholm	828 W. 107th St. LA 90044
SABRINA WEBER	606 W. 109th Pl. LA 90044
Evelyn Brummell	734 W. 105th St. LA 90044
Imeknele	640 W. 104th Pl. LA 90044
Brandon Poiran	641 W 105 St LA 90044
Karen Lawrence	750 W 109th St LA 90044

Background

PETITION: We, the undersigned, agree with and support the action to stop the proposed construction project by ACOF.

ADDRESS

Jimmy Ellis
 13323 Stanford Ave. LA. CA 90059
 13323 STANFORD AVE LA CA 90059

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061

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PETITION: We, the undersigned, agree with and support the action to stop the proposed construction project by ACOF.

NAME

ADDRESS

Marsha Patterson	1805 N. Central Ave LA CA 90059
Kimberly Jackson	1813 N. Central Ave. LA CA 90059
LORELE B. BRITAIN	1813 N. CENTRAL AVE. L.A. CA. 90059
Thelma E. Jones	1916 W. 136th Compton, CA 90222
Cherie Williams	1817 N. Central Ave LA CA 90059
Jessie Williams	1817 N. Central Ave. LA CA. 90059
Letha Lopez	1801 N. Central Ave. LA CA. 90059
Maria G. D.	1801 N. Central Ave LA CA 90059
JACO A. Aquino	1801 N. Central Av. Los Angeles CA 90059
John P. Gann	1801 N. Central Ave LA. CA 90059
Mrs Fannie Davis	159 W 123RD L.A. CA 90061
Denise Bodwin	159 W 123RD L.A. CA. 90061
Oliver Ramirez	2307 W. 134TH ST L.A. 90059

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061
(continued)

NAME

ADDRESS

D. H. Jones

2307 W. 134th St. LA. CA 90059

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061

Background

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NAME	ADDRESS
Holly Asieghan	437 S. Hobart Blvd Los Angeles 90022
Elizabeth Romero	16301 Hildreth Ave SG 90280
Collette Silcott	6059 Aubrey Ave. Lakewood, CA 90712
Terry Vigil	1926 W 77 St LA 90047
DAVID RAZO	3438 LINCOLN HIGH CT L.A. 90031
D. Fred Lopez	16804 E Millborough Rd Azusa 91702
Maranita Robinson	14329 Lear St Mojave CA 93501
Leisha Williams	20248 Neumalva Rd CA 91705
Eunice Briggsby	6215 Harcourt Ave L.A. Ca 90043
Alisa Jordan	1123 W. 75th St L.A. CA 90044
Caroline Eadens	4049 Madison Ave. #106 Culver City 90232
D. Cam	2401 Ruhlman Ave. RB 90278
Danae Hendrix	9007 Salinas Ave LA 90059

PETITION re:

A Community of Friends (ACOF)

Avalon Apartments

13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061

(continued)

NAME

ADDRESS

Vanessa Arellano	7918 S. Compton Ave. #6 LA, CA 90001
Marsha Hendrix	15751 Visalia Ave CPT 90220

PETITION re:

A Community of Friends (ACOF)

Avalon Apartments

13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061

(continued)

NAME

ADDRESS

Corey Craft 108 E. 139th St L.A. CA. 90061

Odessa Roberts 122 E. Allenhurst St LA 90061

Karen Roberts 122 E. Allenhurst St. LA. CA 90061

Yolanda ISAAC 13708 S SAN Pedro LA 90061

LOIS ROBERTSON 406 E. 135th St. L.A. 90061

Jon Oliveira 158 E 135th St LA 90061

Angelica Aguilar-Olivera 158 E 135th St LA. 90061

RUTH STRINGER 13232 Avalon BL 90061

Alice Craft 148 E. 136 St. L.A. 90061

Jon M. Norish 13232 S Avalon L.A. CA 90061

RAHMAN SHABAZZ 124 E. 135th LA. CA. 90061

1

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061

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PETITION: We, the undersigned, agree with and support the action to stop the proposed construction project by ACOF.

NAME

ADDRESS

NAME	ADDRESS
Walter Jones	14520 S. Caswell Ave Compton, Calif 90220
Martha Nunes	14602 S Caswell Ave Compton Calif 90220
Ashley Nunes	14602 S. Caswell ave Compton CA 90220
Charles H. Brown	14610 S CASWELL AVE COMPTON CA 90220
Katharyn A. Dixon	14610 S. Caswell Ave Compton CA 90220
Kenusa Pittman	14611 S. CASWELL AVE Compton CA 90220
Robert Walton	14611 S Caswell ave Compton CA 90220
LACOUR Harrison	14603 S. Caswell ave Compton CA 90220
Felicia Harrison	same as above
Robin Calhoun	14614 S. Clymar ave Compton ca. 90220
Daisy McDONALD	14609 Clymar Ave. Compton ca 90220
Celia M. Teemer	14605 S. Clymar ave Compton CA 90220
Rev Franklin Teemer	14605 S. Clymar ave Compton CA 90220
Rosie Lewis	14943 CLYMAR Ave Compton 90220
Houston Henderson	14524 So. Stanford Ave Cpt. CA

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061
(continued)

NAME

ADDRESS

Beulah S. Smith	814 East Lennon St, Compton, Ca. 90220
Francisco Ruelas	829 E Lennon St Compton 90220
LORCA SIMONE	2 1233 E 124 St. L.A. 90059
Nathene Carter	14526 Caswell Ave Cpt. Ca. 90220
MARK Carter	14526 Caswell Ave Cpt Ca 90220
Guda Shigapenn	14612 S. Cypress Com, Ca 90220
Valerie Y. Campbell	14606 S. Caswell Ave Compton CA 90220
Deen Jackson	836 Lennon Compton 90220
DURVAZ BATISTE	823 E. Lennnon St. Compta 90220
Elias Perez	835 E. Lennon St Compton CA 90220
Laneasha Woods	835 E. Lennon St. Cpt. CA. 90220
Pearl S. Brown	14517 S. Caswell Ave Compton CA. 90220
Arlana Brown	14517 S Caswell Ave Compton 90220
Raymon J. Molina	1100 N. Culver Ave Compton 90220
Angelina Watson	1100 N. Culver Ave Compton CA 90220
Emell Molina	14517 S. Caswell ave. 90220
COREY STEWART	14516 S. CASWELL AVE. 90220
LOWELL GIPSON	808 E. LENNON ST COMPT. CA. 90220
OSCAR WILLIAMS	813-50 PEARCE AVE COMPTON 90221
Corothy Johnson	813. Lennon CA 90221
Cynthia Lynn Hatfield	813 Lennon CA 90221
Willie Armstrong Jr.	14514 So. Caswell Ave Compton Ca, 90220
Samuel McRay	824 E 146 St Compton Ca 90220
Quincy Brooks	827 E 146 St Compton CA 90220
Lynedra Brooks	827 E 146 th St Compton CA 90220
Camela Bell	14616 S. Caswell Ave CPT 90220
Devia Campbell	14606 So. Caswell ave, Compton, Ca 90220
Valerie Campbell	14606 So. Caswell ave. Compton Ca 90220

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061

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NAME	ADDRESS
Martha G. Patterson	1805 N. Central Ave. L.A. 90059
Richard A. Patterson	1805 W. Central Ave. L.A. 90059
Kathy Sterling	12723 So. Belhaven Ave. L.A. 90059
Kenneth Robert	12933 Stanford Ave. L.A. 90059
Danae Hendrix	20554 105 Ave. L.A. 90059
JUANITA THOMPSON	12802 STANFORD AVE L.A. 90059
V'NEIL A. Bask	804 E. 145TH ST. Compton CA 90221
Ramona St. Cyr	2003 N. BAHAMA Ave L.A. 90059
Shunda Linton	13312 Stanford ave. L.A. CA. 90059
Dollis Kirk	2104 W. 134th St. L.A. CA 90059
Phyllis Whiteside	13333 McKinley Ave L.A. CA 90059
Jaye MARELL	2027 N. BAHAMA Ave L.A. CA 90059
Rahna Brown	2106 N. Belhaven Ave L.A. CA 90059

PETITION re:

A Community of Friends (ACOF)

Avalon Apartments

13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061

(continued)

NAME

ADDRESS

Lillie Whitehead	12202 Compton Ave. L.A., Ca 90059
John Leunichine	14402 Cypress St. Santa Monica, Ca. 90220
Vallette de Ray	13328 S. Avalon Bl LA 90061
Edna Hower	13922 W. Kinross Ave. L.A. CA 90059
Barbara Arrant	-1905 W. Dirl St. Compton, Ca. 90222
Shirley J. Ferrell	-1690 E. 122nd St. LA. CA. 90059
(Mathene) Carter	14526 Caswell Ave. Compton, Ca. 90220
SAmmie Hury	833 E. 146th Compton Ca. 90222
Sampson McRuff	824 E. 146 St, Compton CA, 90220
37. James Lee	12902 Kern Ave L.A. 90059
Terry Porter-Williams	12219 Bandera St., L.A. 90059
Clara Hernandez	709 N Acacia, Compton CA
Jestine Bennett	13423 Traub Ave LA 90059
Olga R. Morgan	13422 Traub Ave LA 90059
Lucia Morgan	13422 Traub Ave LA 90059
John Lee	13932 Starbuck Ave LA 90059
John Lee	13428 Traub Ave LA 90059
John Lee	13413 Traub Ave LA 90059
Carolina Santiago	13413 Traub LA CA.
Felipe Orozco.	13415 Traub LA CA.
Andres Orozco.	13413 Traub LA. CA.
LARRY WEST	13302 TRAUB LA CA
NIRITA Lewis	13402 TRAUB av L.A. CA 90059
Joycelyn Askas	13337 Traub Av LA. CA 90059
ALICE HUGAN	13334 TRAUB CA CA 90059
MAURICE M. Ellington	13335 TRAUB AVE. LA. CA 90059
GERMAN CARBAJAL	13329 TRAUB AVE L.A. CA 90059
Maricela Guzman	13329 TRAUB AVE L.A. CA 90059

PETITION re:
 A Community of Friends (ACOF)
 Avalon Apartments
 13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061
 (continued)

NAME	ADDRESS
Anthony T. Mauer	13315 TRAUB AVE
Timothy Amara	13315 Traub Ave LA 90059
Nellie Penegar	13318 Traub Ave
Tom Thel	13318 Traub Ave 90059
Eleon	13325 Traub Ave 90059
Douley Minor	13325 Traub Ave L.A. 90059
FRANK EARMON	13324 Traub Ave LA 90059
Shirley Mills	13463 Traub Ave 90059
Enid McGraw	13409 Traub Ave LA 90059
Murphy McGraw	13409 Traub Ave LA 90059
Nick Garry	13412 Traub Ave LA 90059
Maraya Garry	13412 Traub Ave LA 90059
Gee Wilson	13423 Traub Ave LA 90059
Joe Aley	13418 Traub Ave LA 90059
DIANA POINTER	13345 Traub Ave LA 90059
John McGraw	13318 TRAUB AVE LA CA 90059
A. B. Simon	13339 TRAUB AVE, LA, CA 90059
Cynthia Enge	13345 Traub Ave LA, CA 90059
Debra Brown	742 Wilshire Blvd. Santa Monica 90404
BRANDON WELDON	13435 Traub Ave, LA, 90059
Gayle Davis	13303 Traub Ave LA 90059
Kathleen	13344 Traub Ave LA 90059
Rose Marie Sakur	13468 Traub Ave LA 90059
Clyde H Enge	4315 Zorance Blvd. Torrance Calif 90502
John M. Alshery	1315 So. Keene Ave. Compton Calif 90222
Joe Davis	13422 Traub Ave Los Angeles Ca 90059
Charles	13434 Traub Ave LA Ca 90059
Joe Davis	13434 Traub Ave LA Ca 90059

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061

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PETITION: We, the undersigned, agree with and support the action to stop the proposed construction project by ACOF.

NAME	ADDRESS
Vilma Garnez	2307 W. 134th ST. C.A. CA 90059
Oscar Garnez	2307 W. 134th ST LA 90059
David Garnez	2307 W. 134th ST, LA 90059
Angel Valera	2308 W. 134th ST. LA 90059
Alexandro Carreras	2304 W. 134th ST LA 90059
MOCTEZUMA RODRIGUEZ	1906 N. KEENE AVE. L.A. - CA. 90059.
Karla Prados	1910 N. Belhaven ave Los Angeles 90059
Perry / Daniel	1907 N KEENE AVE LA 90059
QUINCY L DANIELS	1907 N KEENE HVR LA 90059
Aida Chacon	2416 W. 134th ST. C.A. CA 90059
Ricardo Chacon	2416 W. 134th ST. L.A. CA. 90059.
Jocelyn Barrera	541 W. 112th St. Los Angeles CA 90044
Xavier Gallardo	2025 W. Keene st Los Angeles CA 90059

PETITION re: Case No. ZA 2012-189-ZV / ENV No. 2012-190-EAF
Zone Variance requested by Tinh Tran on behalf of Farmers Tran
12920 S. Figueroa Street, Los Angeles, CA 90061
(continued)

NAME

ADDRESS

NAME	ADDRESS
Bruce Brown	2304 W 134 St L.A. Ca. 90059
John Pelungu	2300 W 134 St LOS ANGELES CA 90059
James Adams	2300 W 134 St L.A. Ca. 90059

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 – 13224 Avalon Boulevard, Los Angeles, CA 90061

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NAME	ADDRESS
Forchea FRANKS	13227 MCKINLEY AVE
John M. Jones	13223 MCKINLEY AVE
Concepcion Cole	13213 MCKINLEY AVE
Isabel Salazar	13203 MCKINLEY AVE.
Reinaldo Hidalgo	13115 McKinley Ave.
TERESA BOCE	13103 McKinley Ave 90059
Alphonse W. W. W.	13033 McKinley Ave 90059
Adam Wyke	13009 McKinley Ave 90059
Miguel C. Valenzuela	12933 McKinley AV. L.A. 90057
Barbara R. Hance	12927 McKinley Ave LA 90059
ROBERTO BLANCO	12917 MCKINLEY AVE LA CA 90059
Maira Ramirez	12903 McKinley
Blossom Small	12815 McKinley

PETITION re:

A Community of Friends (ACOF)

Avalon Apartments

13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061

(continued)

NAME

ADDRESS

Ronald Orillian	6802 McKinley
Jerre Connelly	1282E McKinley Ave
Pat Madigan	12902 MCKINLEY AV
Brett Parran	12926 S McKinley AVE
Walter Williams	12932 McKinley Av
Corena Guey	13002 McKinley Ave.
Alex Watson	13002 McKinley Ave.
Melody Veasley	13008 McKinley Ave
Yvonne Williams	13012 McKinley Ave
Thelma Johnson	13022 McKinley Ave.
Edoise Williams	13118 McKinley Ave
Patricia Shepherd	13202 McKinley Ave. LA, CA 90059
Leon Burton	13212 McKinley Ave LA 90059
Richena Njoku	13216 McKinley Ave LA 90059
Corrie Grayson	13222 McKinley Ave. LA 90059
Valerie LaBane	13226 McKinley Ave. LA 90059
Radonna Medley	13230 McKinley Ave LA 90059
Rosevelt Langston	13302 McKinley Ave LA 90059
Nikita Nunley	13345 McKinley Ave Los Angeles 90059
Carmen Nunley	13332 McKinley Ave CA 90059
Kyril Walker	13409 McKinley Ave CA 90059
Tim Holden	13337 S. McKinley Ave, CA 90059
Bernard E. Stappert MD	133135. McKinley Ave CA 90059
Ka Qun Shih	13247 McKinley Ave CA 90059
Wagner Banks	13243 1/2 McKinley Ave
Kiana Hernandez	13242 McKinley Ave.
Martin Kaila	13242 McKinley
JANILE BROWN	12818 McKinley Ave LA 90059

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061
(continued)

NAME	ADDRESS
Tom Williams	339 W. PIRU ST 910-988-7680
Frank Gordon	373 E PIRU ST
KAZUKO HARRIS	403 E 137th ST 90061
Juan Montiel	415 E 137th ST 90061
Angeles. Perez	415 E 137th ST 90061
Margaret Moore	414 E 137th ST 90061
Marshall P. Reynolds	402 E 137th ST + 4
Arcezo Robles	402 E 137th ST + 4
Vicente Capillo	440 E PIRU ST
Elizabet Rosales	351 E. 130th ST
Deborah Thomas	358 E. Piru St. Los Angeles CA.
Deborah Thomas	358 E. Piru St. L.A. CA 90061
Leonor Villalpando	358 E. Piru St. L.A. CA 90061
Capitula Hernandez	358 E. Piru St. L.A. CA 90061
Deborah Thomas	338 E Piru St LA CA 90061
Andie Thomas	338 E Piru St LA CA 90061
Cathiel Powell	13602 S. San Pedro St CA 90061
TAMIKA HOLLINS	213 E. 139TH ST LA 90061
DARREL LICKLEY	213 E. 139TH ST LA 90061
Shuntain Thomas	209 E 139 St. LA 90061
Willie Chapman	1261 E Citrus LA 90019
Jeff Mc	141 E 139th LA 90061
Josephine Bradshaw	137 E 139th ST LA 90061
Christopher Brewer	139 E main st 900061
R. C. Francis	334 E 139th St LA 90061
Robert Johnson	412 E 139th St LA 90061
Barbara Bibbs	436 E. 139th St. LA 90061
Yvonne Barron	464 E. 139 St LA 90061

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061
(continued)

NAME	ADDRESS
Claudio Jaime	451 E. 139 th St. LA CA 90061
Doris Reyes	451 E. 139 th St. LA CA 90061
Juanita &	139 th St 441 E LA CA 90061
Jms	139 th St 441 E LA CA 90061
Thoselin Jaquin	139 th St 441 E LA CA 90061

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061

Background

"A Community of Friends" (ACOF) purchased the property designated for Avalon Apartments in June 2010. That same year, the Census reported the population in this area, known as Willowbrook (an unincorporated community in Los Angeles County), to be over 35,500 people. The total land area is 3.7 square miles much of which has sadly given way to crime and drugs. While the number of apartments planned for this site may seem inconsequential in the scheme of things (55 units), these apartments, in their own words, are "***designed to meet the needs of large families.***" The implication of overcrowding in this concentrated area will be felt and will negatively impact nearby neighborhoods, particularly the Senior Citizens' Complex which it is adjacent to. In a community that is already labeled "blighted" as a result of being under served economically and educationally, these new residents along with the community will be at an even greater risk socially because they (the new residents) will consists of persons "***with special needs and mental illnesses***" according to ACOF who will become a part of a neighborhood that is already experiencing a shortage in police presence and fire protection. Those who support this petition do not believe this neighborhood is best suited to positively impact this population, especially in light of conditions that already plague this community - that is to say, drugs, alcoholism, juvenile delinquency, crime, etc. We, too, advocate eradicating homelessness, but not at the risk of causing these residents harm and not at the risk of adding to the issues and problems of an already disenfranchised community.

PETITION: We, the undersigned, agree with and support the action to stop the proposed construction project by ACOF.

NAME

ADDRESS

MARK VERGO	13233 CROCKER ST LA CAL 90061
DUPREE DOLOR	304 E 135TH ST. LA CA 90061
LESLIE BEARD	13222 CROCKER AVE 90061
GWEN BEARD	13222 CROCKER AVE 90061
DETRA LOCKHART	13213 CROCKER AVE 90061
DEBRA CARTER	6082 GLENN ST #2 LA 90035
TOMMY RAMSEY	13213 CROCKER AVE 90061
DARYL ALVAREZ	13222 SAN PEDRO ST 90061
ARTHUR BRYANT	102 E. 137th 90061
SHEILA ALVAREZ	13222 SAN PEDRO ST 90061
DERRICK WHITE	13323 CROCKER ST 90061
HENRY EPHRAIM	13219 CROCKER ST LA 90061
YITONG	305 E. PIRU 90061

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061
(continued)

NAME

ADDRESS

Ann R	343 E. Pico St. 90061
Patricia Nigam	365 E. Pico St. 90061
Lydia Nigam	365 E. Pico St. 90061
Thol Hinds	419 E 137th 90061
Leonard Lewis	419 E 137th 90061
Tanessa Sidon	409 E Pico St. 90061
Alvin Proumard	409 E Pico St. 90061
Di But	366 E Pico St. 90061
Robert J. Guss	354 E Pico St. 90061
Madeline Brooks	242 E. 139th St. 90061
Michael Mosh	208 E 139th St 90061
Charles Morrison	152 E. 139th Street L.A. Ca 90061
Cyrus DERRICKSON	148 E 139th St. LA, CA. 90061
Cheryl V. Derrickson	148 E. 139th St LA 90061
Dwight Furr	138 E 139th St. LA 90061
Brenda Morgan	157 E. 139th St LA 90061
COREY JONES	345 E. 139th St. LA 90061
Jana Jones	413 E 139th St LA 90061
Tamara Harrison	413 E. 139th St LA 90061
Cynthia Johnson	423 E. 139th St LA 90061
Morton G. Galt	13413 S Crocker St LA 90061
Velma Hart	13427 S Crocker St LA 90061
Leo Pulido	13416 Crocker St 90061
Renee Pulido	13416 Crocker St 90061
Joseph Doan	13406 Crocker St 90061
Jason Jones	13432 Crocker Ave 90061
Joel Elden	13432 Crocker Ave 90061

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061
(continued)

NAME

ADDRESS

13432 Crocker Ave. LA CA 90061

13432 Crocker Ave Los Angeles CA 90061

13229 Crocker St LA 90061

13413 Crocker Ave 90061

12809 McKinley Ave 90059

12809 McKinley Ave 90059

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061

Background

"A Community of Friends" (ACOF) purchased the property designated for Avalon Apartments in June 2010. That same year, the Census reported the population in this area, known as Willowbrook (an unincorporated community in Los Angeles County), to be over 35,500 people. The total land area is 3.7 square miles much of which has sadly given way to crime and drugs. While the number of apartments planned for this site may seem inconsequential in the scheme of things (55 units), these apartments, in their own words, are "**designed to meet the needs of large families**." The implication of overcrowding in this concentrated area will be felt and will negatively impact nearby neighborhoods, particularly the Senior Citizens' Complex which it is adjacent to. In a community that is already labeled "blighted" as a result of being under served economically and educationally, these new residents along with the community will be at an even greater risk socially because they (the new residents) will consist of persons "**with special needs and mental illnesses**" according to ACOF who will become a part of a neighborhood that is already experiencing a shortage in police presence and fire protection. Those who support this petition do not believe this neighborhood is best suited to positively impact this population, especially in light of conditions that already plague this community - that is to say, drugs, alcoholism, juvenile delinquency, crime, etc. We, too, advocate eradicating homelessness, but not at the risk of causing these residents harm and not at the risk of adding to the issues and problems of an already disenfranchised community.

PETITION: We, the undersigned, agree with and support the action to stop the proposed construction project by ACOF.

Print your Name	Resident	Address ONLY	
Melba A. Whitman		13316 Towne Ave	
Signature	City	Zip	
Melba A. Whitman	LA	90061	
Print your Name	Resident	Address ONLY	
Gynthia Shred Long		1212 E. 126th	
Signature	City	Zip	
Gynthia Shred Long	Los Angeles	90059	
Print your Name	Resident	Address ONLY	
W. Stephen Long		1212 E. 126th	
Signature	City	Zip	
W. Stephen Long	Los Angeles	90059	
Print your Name	Resident	Address ONLY	
Flossie Brown		359 E. 137th	
Signature	City	Zip	
Flossie Brown	Los Angeles	90061	
Print your Name	Resident	Address ONLY	
MARVIN BROWN		359 E. 137th	
Signature	City	Zip	
Marvin Brown	LOS ANGELES	90061	
Print your Name	Resident	Address ONLY	
Joy J. Green		333 E. 137th St.	
Signature	City	Zip	
Joy J. Green	Los Angeles	90061	
Print your Name	Resident	Address ONLY	
RILEE RANSON		338 E. 137th St	
Signature	City	Zip	
Rilee Ranson	LOS ANGELES	90061	

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061
(continued)

Print your Name <u>Edna J. Howell</u>	Resident Address ONLY <u>13222 McKinley Ave</u>
Signature <u>Edna J. Howell</u>	City <u>L.A. CA</u> Zip <u>90059</u>
Print your Name <u>JEANITA A. BLOKSTROM</u>	Resident Address ONLY <u>12802 STANFORD AVE</u>
Signature <u>Jeanita A. Blokstrom</u>	City <u>LA</u> Zip <u>90059</u>
Print your Name <u>PAULA ALIENINE</u>	Resident Address ONLY <u>1128 E. 122ND ST.</u>
Signature <u>Paula Alienine</u>	City <u>L.A.</u> Zip <u>90059</u>
Print your Name <u>FRED ANDERSON</u>	Resident Address ONLY <u>2117 N. KENNEDY AVE</u>
Signature <u>Fred Anderson</u>	City <u>LOS ANGELES CA</u> Zip <u>90093-3654</u>
Print your Name <u>Glen Banks</u>	Resident Address ONLY <u>11003 Ardale Ave</u>
Signature <u>Glen Banks</u>	City <u>Longwood</u> Zip <u>90063</u>
Print your Name <u>STEPHEN HVSONES</u>	Resident Address ONLY <u>15228 PINE BLUFF LANE</u>
Signature <u>Stephen Hvsones</u>	City <u>Fontana</u> Zip <u>92336</u>
Print your Name <u>Lorraine J. King</u>	Resident Address ONLY <u>13336 STANFORD AVE</u>
Signature <u>Lorraine J. King</u>	City <u>LA, CA</u> Zip <u>90059</u>
Print your Name <u>Alvin Polco</u>	Resident Address ONLY <u>13002 (LOW) AVE</u>
Signature <u>Alvin Polco</u>	City <u>L.A. CA</u> Zip <u>90059</u>
Print your Name <u>W. James Lee</u>	Resident Address ONLY <u>12902 KENNEDY AVE</u>
Signature <u>W. James Lee</u>	City <u>L.A. CA</u> Zip <u>90059</u>
Print your Name <u>Lillie Whitehead</u>	Resident Address ONLY <u>12202 Compton AVE</u>
Signature <u>Lillie Whitehead</u>	City <u>L.A.</u> Zip <u>90059</u>
Print your Name <u>Tameka Gibson</u>	Resident Address ONLY <u>13124 McKinley Ave</u>
Signature <u>Tameka Gibson</u>	City <u>LA</u> Zip <u>90059</u>

Print your Name	Resident Address ONLY	City	Zip
Theodis McLean	153 W. 123 rd ST	Los Angeles	90061
Signature			
Theodis McLean			
Print your Name	Resident Address ONLY	City	Zip
Carol Bennett	13509 San Pedro ST.	L.A.	90061
Signature			
Carol Bennett			
Print your Name	Resident Address ONLY	City	Zip
Dorothy J. Lusk	13013 S. STANFORD AVE	Los Angeles Co.	90059
Signature			
Dorothy J. Lusk			
Print your Name	Resident Address ONLY	City	Zip
Robbie L. Barmore	12808 Stanford Ave.	San Diego Co.	92159
Signature			
Robbie L. Barmore			
Print your Name	Resident Address ONLY	City	Zip
Betty Johnson	1167 E. 124 th ST. L.A. 90051	Los Angeles	90054
Signature			
Betty Johnson			
Print your Name	Resident Address ONLY	City	Zip
Betty Hughes	1904 N SALINAS A	L.A.	90059
Signature			
Betty Hughes			
Print your Name	Resident Address ONLY	City	Zip
Tracy Blue	1904 N SALINAS AVE	LA	90059
Signature			
Tracy Blue			
Print your Name	Resident Address ONLY	City	Zip
Valerie Shaw	128 E 138 th St	Los Angeles	90061
Signature			
Valerie Shaw			
Print your Name	Resident Address ONLY	City	Zip
Signature			
Print your Name	Resident Address ONLY	City	Zip
Signature			
Print your Name	Resident Address ONLY	City	Zip
Signature			

Maxine Jazair	1318 W. Arbutus St. Compton 90220
Brandon Upchurch	1318 W Arbutus St Compton 90220
Patrice Frazier	818 Cedar St. Compton, CA 90220
Asheley Jones	818 Cedar St. Compton, CA 90220
Glenn Floyd	1318 W Arbutus St. Compton, 90220
Rebecca Dale	804 E 145TH ST. Compton

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061

Background

"A Community of Friends" (ACOF) purchased the property designated for Avalon Apartments in June 2010. That same year, the Census reported the population in this area, known as Willowbrook (an unincorporated community in Los Angeles County), to be over 35,500 people. The total land area is 3.7 square miles much of which has sadly given way to crime and drugs. While the number of apartments planned for this site may seem inconsequential in the scheme of things (55 units), these apartments, in their own words, are **"designed to meet the needs of large families."** The implication of overcrowding in this concentrated area will be felt and will negatively impact nearby neighborhoods, particularly the Senior Citizens' Complex which it is adjacent to. In a community that is already labeled "blighted" as a result of being under served economically and educationally, these new residents along with the community will be at an even greater risk socially because they (the new residents) will consists of persons **"with special needs and mental illnesses"** according to ACOF who will become a part of a neighborhood that is already experiencing a shortage in police presence and fire protection. Those who support this petition do not believe this neighborhood is best suited to positively impact this population, especially in light of conditions that already plague this community - that is to say, drugs, alcoholism, juvenile delinquency, crime, etc. We, too, advocate eradicating homelessness, but not at the risk of causing these residents harm and not at the risk of adding to the issues and problems of an already disenfranchised community.

PETITION: We, the undersigned, agree with and support the action to stop the proposed construction project by ACOF.

NAME	ADDRESS
Salma Nickerson	810 E 145th St Cpt. 90220
Julian McMillan	820 E. 145th St. Cpt. 90220
DeNalda Powers	819 E. 145th St. Cpt 90220
Jennifer Smith	836 E 145 ST. Cpt. 90220
Michael Lojmel	836 E. 145 ST. Cpt. 90220
Kelli Thomas	837 E. 145th St. Compton 90220
William Hill	837 E 145th St Compton 90220
Samuel White	811 E 145th St Compton (A 90220)
Angie Beauchamp	14435 S. Claymar Ave 90220
Armen Cielus	14503 S. Claymar Ave 90220
Karim Mue	800 E. 146th St. Compton, CA 90220
Jeffrey Moore	800 E. 146th St Compton CA 90220
Shirley Moore	800 E. 146th St Compton, CA 90220

PETITION re:
A Community of Friends (ACOF)
Avalon Apartments
13218 - 13224 Avalon Boulevard, Los Angeles, CA 90061
(continued)

NAME

ADDRESS

Dennis Cogan	815 E. 14th St Compton, CA 90220
Steven Burne	14517 S. Caswell Ave Compton 90220

PETITION re: Case No. ZA 2012-189-ZV / ENV No. 2012-190-EAF
Zone Variance requested by Tinh Tran on behalf of Farmers Tran
12920 S. Figueroa Street, Los Angeles, CA 90061
(continued)

NAME

ADDRESS

Denise Ceen	818 E. 14 th St	Compton, CA 90220
Carlene Buma	14517 S. Caswell Ave	Compton, CA 90220

PETITION re:
Master Land Use Permit Application
Los Angeles City Planning Department
Case No. ZA 2012-189-ZV
ENV No. 2012-190-EAF
Zone Variance requested by Tinh Tran on behalf of Farmers Tran
12920 S. Figueroa Street, Los Angeles, CA 90061

Background

Applicant Tinh Tran has requested a zone variance for his company, Farmers Tran, located at 12920 S. Figueroa to add live stock slaughtering to an existing retail poultry slaughtering and seafood business.

Hence, residents in and around this neighborhood opposed this zone variance for the sake of allowing the slaughter of live stock in a mixed residential area. Reasons include:

- Safety and health issues:
 - The transmittal of airborne viruses and bacteria
 - The smell and lingering stench (which is prevalent in other areas where this has been allowed)
 - The possibility and likelihood of animals being unintentionally released (escaping) into the population, and consequences thereof.
- Negative impact on property values (driving them down further)
- Animal rights activism

PETITION: We, the undersigned, agree with and support the action to dismiss said request for a zone variance in this mixed business/residential area for the purpose of allowing live stock to be slaughtered.

NAME

ADDRESS

John Hickman	810 E 145 th St. Cpt. CA 90220
John Hickman	820 E 145 th St Cpt. Ca. 90220
D. Nalda Powers	819 E. 145 th St. Cpt Ca 90220
Michael Smith	836 E. 145 th ST. CA 90220
R. J. M.	837 E. 145 th St. Cpt. 90220
Arthur Wild	833 E 145 th St Compton 90220
Trinidad L. L. L.	811 E 145 th St Compton CA 90220
Angie Bachan	14435 Clyman St. 90220
Carmen Collins	14503 S. Clyman Ave 90220
Shirley Moore	800 E. 146 th St Compton CA 90220
John A. Moore	800 E 146 th St Compton CA 90220
Rupert Moore	800 E. 146 th St. Compton, CA 90220
James Lindsey	806 E. 146 th ST COMPTON, CA. 90220

Minnie Frazier	1318 W. Arbutus St Compton CA 90220
Brandon Upchurch	1318 W. Arbutus St Cpt 90220
Patrice Frazier	818 Cedar St Compton 90220
Ashley Jones	818 Cedar St Compton CA 90220
Alvin E. Frazier	1318 W. Arbutus St, Compton, Ca 90220
Kelena Ball	804 E. 145TH ST. Compton



Los Angeles County
Department of Regional Planning

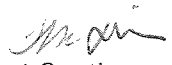
Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 6, 2012

TO: Curt Pedersen, Chair
David W. Louie, Vice Chair
Esther L. Valadez, Commissioner
Harold V. Helsley, Commissioner
Pat Modugno, Commissioner

FROM: Tyler Montgomery 
Zoning Permits West Section

SUBJECT: PROJECT NO. R2010-01629-(2)
CONDITIONAL USE PERMIT NO. 201000150
HOUSING PERMIT NO. 201000003
ENVIRONMENTAL ASSESSMENT NO. 201000113
June 6, 2012 Public Hearing
Agenda Item No. 8

The attached letter was received today, June 6, 2012, by Regional Planning staff. Its authors, Maurice and Stephanie Cox, are area residents who object to the project on the grounds that there are insufficient jobs and government services in the vicinity to accommodate its special-needs residents.

As stated in the staff report, the facility's operators, A Community of Friends, make an effort to recruit residents from the surrounding area and provide their own on-site support services. Therefore, staff's recommendation for approval remains unchanged.

Enclosed:
Letter from Maurice and Stephanie Cox, dated 06/06/2012

MK:TM

Montgomery, Tyler

From: scoxsillimon@aol.com
Sent: Wednesday, June 06, 2012 4:22 AM
To: Montgomery, Tyler
Subject: Project Number R2010-0169 Public Hearing

Dear Dept. of Regional Planning Representative:

As homeowners that would be negatively impacted by the approval of Project #R2010-0169, a 55-unit apartment complex proposed by applicant, A Community of Friends, we are submitting this notice of our opposition and request the Dept. of Regional Planning deny approval for this project. The proposed location, 13218 & 13224 Avalon Blvd., West Rancho Dominguez-Victoria is not a suitable location for this facility.

As residents located at 13317 McKinley Ave., Los Angeles, CA. the daily challenge to build and maintain a desirable standard of living for ourselves, our families and our neighborhood community is overwhelming. This community is constantly fighting to reverse the negative influences that result from negligible or nonexistent governmental services, such as police and fire protection, medical and education services, and infrastructure maintenance just to name a few. Private sector services such as banks, shopping facilities, restaurants, etc., are also severely lacking. The applicant proposes to allocate almost 40% of the units for large families (20 3-bedroom units). Further, the applicant proposes to allocate 31 units to very-low income residents consisting of homeless families and families with a head of household with mental illness. This community is struggling to meet the needs of current residents. It is absolutely unable to spread resources to accommodate the additional proposed residents. Where exactly are those residents are going to work? Our community is a mere snapshot of the rest of the country, unemployment is rampant. Where are the proposed residents with special needs going to receive assistance? Government services are severely lacking or again, nonexistent. This project places the proposed, as well as the current residents in severe jeopardy. As residents of this area, we are the ones that are left to fight the negative effects of poorly perceived projects such as this. Therefore, we implore the Dept. of Regional Planning to deny approval for this project.

Thank you,
Maurice and Stephanie Cox
13317 McKinley Ave.
Los Angeles, CA. 90059

Sent from my iPad



LeRoy D. Baca, Sheriff

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT CENTURY CLERGY COUNCIL

*Blessed are the Peacemakers: For they shall be called the Children of God.
Matthew 5:9*

May 30, 2012

A Community Of Friends
9130 South Figueroa Street
Los Angeles, CA 90003

ATTN. Ms. Dora Leong Gallo
Chief Executive Officer

Dear Ms. Gallo:

The Century Clergy Council, a 501 (C) (3), Non-Profit Organization serves as a liaison between the Century Sheriff Department and local communities, in partnership with the Los Angeles County Sheriff Department, as a whole.

The Century Clergy Council is pleased to offer support to your organization, A Community of Friends (ACOF), and the Avalon Apartments Project to help end homelessness. We feel there is a tremendous need for this type of low income and affordable housing that will ultimately improve and benefit our community.

In addition, Rev. John F. Portis, Senior Pastor or one of our Pastors of the Clergy Council will attend the Planning Commission hearing on June 6, 2012.

Please do not hesitate to contact me directly if you have any other questions or concerns. We are more than happy to support any efforts that will improve our community. You may reach me at (323) 249-1585 or (310) 493-8631

Sincerely,

for Kay W. Coulson

Gerald Murphy Sr.
President, Century Clergy Council

May 21, 2012

Another Chance Outreach Ministry, Inc.
407 N. Paulsen Avenue
Compton, CA 90220

A Community of Friends
3701 Wilshire Boulevard, Suite 700
Los Angeles, CA 90010

RE: Avalon Apartments
 13218 - 13224 S. Avalon Blvd., Los Angeles, CA 90061

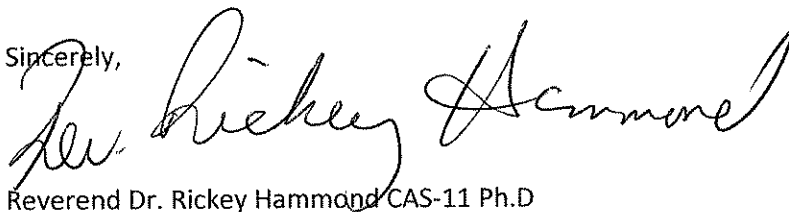
To Whom It May Concern:

I represent Another Chance Outreach Ministry located in Compton, California. We provide shelter, temporary housing, transitional placement, food, clothing, job training, drug rehabilitation, behavioral counseling, and many more services. I am writing to express my support for the 55-unit permanent supportive housing development proposed by A Community of Friends (ACOF).

There are several abandoned homes that are currently located on this site which present a safety concern. We are excited about improvements to our community that will bring jobs and new development to the community. After the apartments are developed, our community can witness how this once vacant lot proved to be a great opportunity to develop housing for homeless individuals and families.

I recognize and welcome ACOF's efforts to provide affordable housing with supportive services which will enable formerly homeless individuals and families to stabilize their lives and become productive members of our community. Avalon Apartments will provide housing for some of the neediest people in our community. This is exactly the type of project that we need to create a better Los Angeles where all people within our community are treated with dignity and respect and have a safe, comfortable place to call home.

Sincerely,

A handwritten signature in black ink, appearing to read "Rickey Hammond". The signature is fluid and cursive, with a large, stylized "H" at the end.

Reverend Dr. Rickey Hammond CAS-11 Ph.D

Denita Duncan
13232 S. Avalon Blvd. #229
Los Angeles, CA 90061
Phone (323) 642-4965

A Community of Friends
3701 Wilshire Boulevard, Suite 700
Los Angeles, CA 90010

**RE: 13218 - 13224 S. Avalon Blvd., Los Angeles, CA 90061
Site of Proposed 55-Unit Affordable Housing Development**

To Whom It May Concern:

I am a resident of the senior apartment complex next door to 13218 S. Avalon Boulevard. This letter expresses my support for the 55-unit supportive housing development proposed by A Community of Friends (ACOF).

There are several abandoned homes that are currently located on this site which are an eyesore for the neighborhood and presents a serious safety concern. I am excited about improvements to our community that will bring jobs and new development to the neighborhood.

I recognize and welcome ACOF's efforts to provide affordable housing with supportive services which will enable formerly homeless individuals and families to stabilize their lives and become productive members of our community. Avalon Apartments will provide housing for some of the neediest people in our community. This is exactly the type of project that we need to create a better Los Angeles where all people within our community are treated with dignity and respect and have a safe, comfortable place to call home.

Sincerely,

A handwritten signature in cursive script that reads "Denita Duncan".

Denita Duncan

LA Regional Homeless Restoration Advisory Coalition
Post Office Box 431308
Los Angeles, CA 90043
admin@larhrac.org
310.973.9777

WWW.LARHRAC.ORG

June 4, 2012

Dora Leong Gallo
A Community of Friends
3701 Wilshire Boulevard, Suite 700
Los Angeles, CA 90010

RE: Avalon Apartments
13218 - 13224 S. Avalon Blvd., Los Angeles, CA 90061

Dear Ms. Gallo:


As President of the Los Angeles Regional Homeless Restoration Advisory Coalition and Service Planning Area 6 Representative on L A Homeless Service Authority Continuum of Care Council, I am writing to express my full support for the 55-unit permanent supportive housing development proposed by A Community of Friends (ACOF).

I recognize and welcome ACOF's efforts to provide affordable housing with supportive services which will enable formerly homeless individuals and families to stabilize their lives and become productive members of our community. Avalon Apartments will provide housing for some of the neediest people in our community. This is exactly the type of project that we need to create a better Los Angeles where all people within our community are treated with dignity and respect and have a safe, comfortable place to call home.

It is my understanding there are several abandoned homes that are currently located on this site which present a safety concern to the community. In addition to removing blight, your proposed project will bring jobs and new development to the community.

I wish you success in your efforts to create housing opportunities for people in need in the Willowbrook community

Sincerely,



Dr. Micheal K. Williams, President
LARHRAC
909.486.2088



**KEDREN
ACUTE PSYCHIATRIC HOSPITAL
AND
COMMUNITY MENTAL HEALTH CENTER**

4211 SOUTH AVALON BOULEVARD, LOS ANGELES, CALIFORNIA 90011
24 HOUR SERVICE: (323) 233-0425 □ FAX: (323) 233-5015
Website: Kedreninc.com

JAMES L. JONES, M.D.
Founder (1926-1971)

BOARD OF DIRECTORS

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RENEE WOODRUFF, LCSW

BRIAN KAMEL, Esq.
Corporate Counsel

FRANK L. WILLIAMS, M.D.
Executive Vice President/
Medical Director

JOHN H. GRIFFITH, Ph.D.
President/CEO

A Community of Friends
3701 Wilshire Boulevard, Suite 700
Los Angeles, CA 90010

RE: 13218 - 13224 S. Avalon Blvd., Los Angeles, CA 90061
Site of Proposed 55-Unit Affordable Housing Development

To Whom It May Concern:

Kedren Community Health Center, Inc. ("Kedren") is a private, nonprofit, public benefit, 501c(3) corporation with almost 50 years experience providing programs and services that address the diverse mental health, educational, prevention, wellness and resource needs of the community. We are the leader in delivering quality mental health, Head Start/State Preschool, and family-focused services in the community. Our staff of over 700 embrace a "do what ever it takes" approach to achieving positive outcomes and building stronger, healthier communities.

This letter expresses our support for the 55-unit Avalon Apartments development as proposed by A Community of Friends (ACOF). I welcome ACOF's efforts to provide affordable, permanent housing with supportive services to enable formerly homeless individuals and families to stabilize their lives and become productive members of our community. Avalon Apartments will provide housing for the neediest people in our community, and Kedren has dedicated to providing the on-site supportive services to the tenants at Avalon Apartments. This is exactly the type of project that we need to create a better Los Angeles where all people within our community are treated with dignity and respect and have a safe, comfortable place to call home.

I am, Yours Sincerely,

John H. Griffith, Ph.D.
President / CEO

COUNTY OF LOS ANGELES

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DEPARTMENT OF MENTAL HEALTH

<http://dmh.lacounty.gov>

550 SOUTH VERMONT AVENUE, LOS ANGELES, CALIFORNIA 90020

Reply To: (213) 251-6558
Fax: (213) 637-2336

May 21, 2012

Dora Leong Gallo, Chief Executive Officer
A Community of Friends
3701 Wilshire Boulevard, Suite 700
Los Angeles, California 90010

Dear Ms. Gallo:

Letter of Support for Avalon Apartments

The Department of Mental Health would like to express its strong support for the Avalon Apartments project being proposed by A Community of Friends.

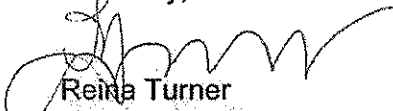
Supportive housing, such as the development being proposed on Avalon Boulevard, is critically needed throughout Los Angeles County, especially in the South Los Angeles area. By providing affordable, safe housing with intensive case management and supportive services, people who have been homeless and are living with mental illness can become stably housed, work on treating their ailments, reconnect with friends and family, and reintegrate into society in a productive manner. Permanent supportive housing has been proven to be the most effective way to help people who are homeless find their way to more stable lives.

Affordable housing also serves to revitalize and clean up neighborhoods. In the case of Avalon Apartments, it will transform a site that contains several abandoned, boarded-up homes into 55 high-quality apartment homes for low-income families and the most vulnerable people in the neighborhood. The apartments will also be environmentally sustainable and provide opportunities for tenants to learn about green living, via the sustainable features in their home as well as the planned community garden, compost center and planned cooking classes.

The Department of Mental Health has partnered with A Community of Friends on several supportive housing communities. ACOF is a responsible, knowledgeable and responsive organization which takes its operation of its properties very seriously, and will be an excellent partner in this community.

Avalon Apartments is exactly the type of project that we need to create a better Los Angeles where all people within our community are treated with dignity and respect and have a safe, comfortable place to call home.

Sincerely,



Reina Turner
Division Chief

"To Enrich Lives Through Effective And Caring Service"



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866 KENNETH HAHN HALL OF ADMINISTRATION / LOS ANGELES, CALIFORNIA 90012 / (213) 974-2222

MARK RIDLEY-THOMAS
SUPERVISOR, SECOND DISTRICT

March 8, 2010

Mr. Neil McGuffin
Associate Director, Los Angeles
Corporation for Supportive Housing
800 S. Figueroa St., Suite 790
Los Angeles, CA 90017

RE: 13218-13224 S. Avalon Blvd, Willowbrook, Los Angeles, CA 90061

Dear Mr. McGuffin,

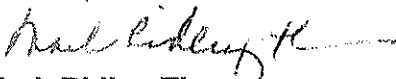
This letter expresses my support for a 55-unit permanent supportive housing development proposed by A Community of Friends (ACOF) at the address above.

I recognize and welcome ACOF's efforts to provide affordable housing with supportive services for some of the most vulnerable members of our community.

The proposed development is located within Service Planning Area (SPA) 6 and will address a serious local housing need. According to the 2009 Greater Los Angeles Homeless Count, there are an estimated 8,514 homeless persons within SPA 6 – South Los Angeles. This represents the second highest concentration of homelessness among the eight SPAs in Los Angeles County.

I am aware that this project was previously proposed by Beyond Shelter. ACOF has a long history of working in the Second Supervisorial District and has a track record for developing quality housing for people with special needs. Their proposed project will enable formerly homeless individuals and families to stabilize their lives and become productive members of our community.

With hope,


Mark Ridley-Thomas
Supervisor, Second District

Regional Planning Commission Transmittal Checklist

Hearing Date

06/06/2012

Agenda Item No.

8

Project Number: R2010-01629-(2)
Conditional Use Permit No. 201000150
Case(s): Housing Permit No. 201000003
Environmental Assessment No. 201000113
Planner: Tyler Montgomery

- ☒ Factual
- ☒ Property Location Map
- ☒ Staff Report
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☒ Environmental Documentation (ND)
- ☒ Correspondence (Fire, DPW, DPH, Parks)
- ☒ Site Photographs
- ☒ Aerial Image, Land Use, and Zoning Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations / Landscaping / Photo Simulation
- ☒ Project Pro Forma
- ☒ Photographs of additional facilities managed by applicant
- ☒ Applicant's summary of community outreach

Reviewed By: 



Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
Telephone (213) 974-6462
PROJECT NUMBER R2010-01629
RCUP 201000150 RHSG 201000003
RENV 201000113

PUBLIC HEARING DATE
6/6/2012

AGENDA ITEM
8

RPC CONSENT DATE

CONTINUE TO

APPLICANT

A Community of Friends

OWNER

A Community of Friends

REPRESENTATIVE

Tim Riley

PROJECT DESCRIPTION

The applicant, A Community of Friends, seeks a conditional use permit ("CUP") to authorize the construction, operation, and maintenance of a 55-unit apartment complex in the C-2 (Neighborhood Business) zone. The applicant also seeks a discretionary housing permit to allow for a density bonus and a reduction in the required number of parking spaces. The applicant requests an increase in the number of residential units that would be allowed pursuant to the Countywide General Plan ("General Plan") land use designation and the C-2 zone, from 10 units to 55 units, and a reduction in the number of required parking spaces from 103 spaces to 62 spaces. The project would be 100 percent affordable, and would contain 13 one-bedroom units, 22 two-bedroom units, and 20 three-bedroom units. One unit would be occupied by an on-site manager, and 37 units would be reserved for very-low-income residents, consisting of homeless families and families living with a head of household with a mental illness. The remaining 23 units would be reserved for low-income families. Ancillary amenities and support facilities, such as a community room, management office, recreation areas, and a first-aid station would also be provided.

REQUIRED ENTITLEMENTS

To construct a 55-unit apartment complex for low-income and very-low-income families in the C-2 (Neighborhood Business) zone. Also, a discretionary housing permit to allow for a density bonus and a reduction in the required number of parking spaces.

LOCATION/ADDRESS

13218 & 13224 Avalon Blvd., West Rancho Dominguez-Victoria

SITE DESCRIPTION

The site plan depicts one three-story, 55-unit apartment building 35 feet in height on the 1.7-acre property. The building would contain 13 one-bedroom units, 22 two-bedroom units, and 20 three-bedroom units surrounding a central atrium and paved plaza. A community room, management offices, toilets, a first aid station, and a storage area would be located within the eastern portion of the building. The apartment building would have a building footprint of 27,195 square feet and a total floor area of 55,001 square feet. A 62-space paved parking lot of 23,494 square feet would be located to the south of the building, which would be accessed via a 15-foot-wide driveway from Avalon Boulevard to the east. A separate trash enclosure, located on the northwestern corner of the property, would also be accessed directly from Avalon Boulevard. A children's playground, sitting patio, and active recreation area would be located immediately behind the apartment building, on the northeastern portion of the property. The facility would have a minimum front-yard setback of 30 feet, a minimum rear-yard setback of 97 feet, eight inches, and minimum southern side-yard setback of 51 feet, and a minimum northern side-yard setback of five feet. The project site would be developed with 9,493 square feet of landscaping (12.7 percent of the project area).

ACCESS

Avalon Boulevard, to the west

ZONED DISTRICT

Willowbrook - Enterprise

ASSESSORS PARCEL NUMBER

6134-001-011; 6134-001-012

COMMUNITY

West Rancho Dominguez-Victoria

SIZE

1.72 Acres

COMMUNITY STANDARDS DISTRICT

West Rancho Dominguez - Victoria

	EXISTING LAND USE	EXISTING ZONING
Project Site	Vacant single-family residences	C-2 (Neighborhood Business)
North	Church, light industry, warehouses	C-2
East	Transmission lines, single-family residences	R-1 (Single Family Residence)
South	Senior apartment complexes, single-family residences	C-2, R-1
West	Single-family residences	C-2-CRS (Neighborhood Business--Commercial-Residential)

GENERAL PLAN/COMMUNITY PLAN

Countywide Land Use Plan

LAND USE DESIGNATION

1--Low Density Residential (1-6 dwelling units/acre)

MAXIMUM DENSITY

10

ENVIRONMENTAL DETERMINATION

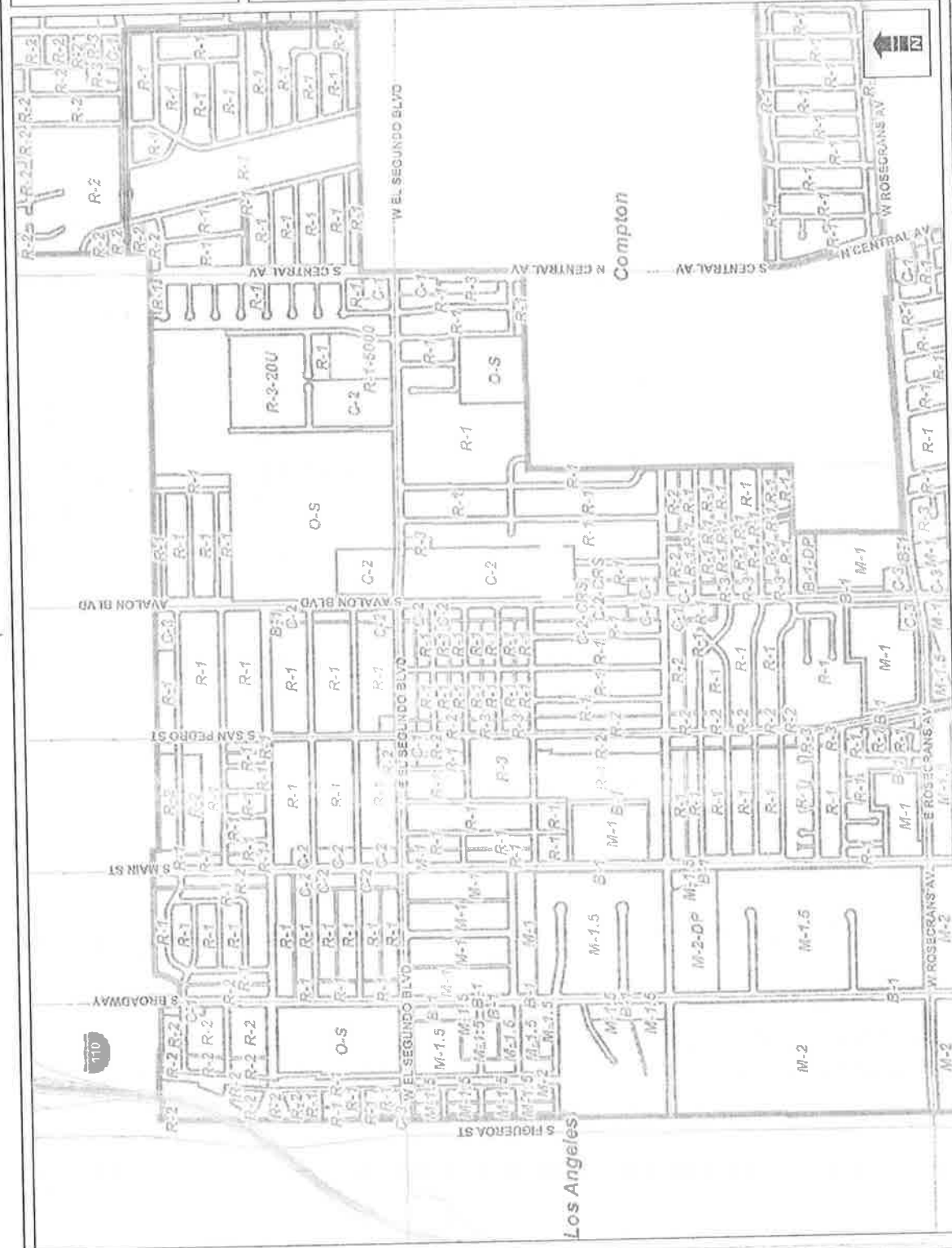
Negative Declaration

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE

RPC ACTION

NEEDED FOR NEXT MEETING



Scale 1:18,000

Printed On: May 24, 2012

GIS-NET | Public Web Mapping Application

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The map should be interpreted in accordance with the disclaimer statement of GIS-NET.

STAFF ANALYSIS
PROJECT NO. R2010-01629-(2)
CONDITIONAL USE PERMIT NO. 201000150
HOUSING PERMIT NO. 201000003
ENVIRONMENTAL ASSESSMENT NO. 201000113

PROJECT DESCRIPTION

The applicant, A Community of Friends, seeks a conditional use permit ("CUP") to authorize the construction, operation, and maintenance of a 55-unit apartment complex in the C-2 (Neighborhood Business) zone. The applicant also seeks a discretionary housing permit to allow for a density bonus and a reduction in the required number of parking spaces. The applicant requests an increase in the number of residential units that would be allowed pursuant to the Countywide General Plan ("General Plan") land use designation and the C-2 zone, from 10 units to 55 units, and a reduction in the number of required parking spaces from 103 spaces to 62 spaces. The project would be 100 percent affordable, and would contain 13 one-bedroom units, 22 two-bedroom units, and 20 three-bedroom units. One unit would be occupied by an on-site manager, and 37 units would be reserved for very-low-income residents, consisting of homeless families and families living with a head of household with a mental illness. The remaining 17 units would be reserved for low-income families. Ancillary amenities and support facilities, such as a community room, management office, recreation areas, and a part-time health clinic would also be provided.

REQUIRED ENTITLEMENTS

Pursuant to Part 1 of Chapter 22.56 of the Los Angeles County Code ("Code"), the applicant is requesting a CUP to authorize the construction of a 55-unit apartment complex in the C-2 zone. Pursuant to Section 22.28.160 of the Code, an apartment house within the C-2 zone requires a CUP.

Pursuant to Part 18 of Chapter 22.56 of the Code, the applicant is also requesting a discretionary housing permit to allow for a density bonus of 550 percent, to increase density from 10 to 55 units, and a reduction in the number of required parking spaces from 103 to 62 for a 100 percent affordable housing development. Per the requirements of Part 17 of Chapter 22.52 of the Code, development incentives that conform to those listed in Section 22.52.1840 (known as "on-menu incentives") or any other development incentives not listed ("off-menu incentives") require an administrative housing permit. The provision of 62 parking spaces results in a greater parking reduction than is allowed by "on-menu incentive." The "on-menu" parking incentives allow for a reduction in parking from 1.5 covered spaces per 0-1 bedroom apartments to 0.75 spaces per unit, and two spaces (1.5 covered, 0.5 uncovered) for apartments with two or more bedrooms to 1.5 spaces per unit. The "on menu" reduction would have allowed for a reduction from the 103 parking spaces that would have been required pursuant to standard Zoning Code provisions to 73 parking spaces for this particular complex. However, the applicant is requesting a greater reduction in parking to allow for a total of 62 parking spaces to be provided—one for each unit, plus seven for visitors and on-site service providers. Such additional reduction is allowed as an "off-menu" incentive.

Such a request is allowed through an administrative housing permit. However, a discretionary housing permit is required because the applicant is concurrently requesting a density bonus of more than 550 percent. The density bonus request exceeds the maximum density bonus of 50 percent that would be allowed through an administrative housing permit. Greater density bonus is allowed through a discretionary housing permit by County Code Section 22.52.1880. The Commission may consider the requested parking reduction concurrently with the discretionary housing permit at a public hearing.

DESCRIPTION OF SUBJECT PROPERTY

Location

The project site is composed of two parcels located at 13218 and 13224 South Avalon Boulevard in the Willowbrook-Enterprise Zoned District and within the West Rancho Dominguez-Victoria Community Standards District ("CSD"). Because the project would be built across two lots, it is treated as a single development site.

Physical Features

The subject property is 1.72 acres and is divided into two parcels, which are developed with four abandoned single-family residences and are relatively level. A small hill, approximately six feet high, is located on its northeastern portion. The site is accessed from Avalon Boulevard, a major thoroughfare, to the west. The site is surrounded by developed land in all directions. A 100-foot wide Los Angeles Department of Water and Power easement, containing transmission lines and a plant nursery, is located immediately to the east. All existing structures on the site are proposed to be removed.

EXISTING ZONING

Subject Property

The project site is zoned C-2 (Neighborhood Business).

Surrounding Properties

Surrounding properties within 500 feet of the subject property are zoned as follows:

North: C-2

South: C-2, R-1 (Single Family Residence)

East: R-1

West: C-2-CRS (Neighborhood Business—Commercial-Residential), R-1

EXISTING LAND USES

Subject Property

The project site is developed with four abandoned single-family residences and accessory structures.

Surrounding Properties

Surrounding land uses within 500 feet consist of the following:

North: Church, warehouses, light industry

South: 42-unit senior apartment complex, single-family residences

East: Power transmission lines, plant nursery, single-family residences
West: Single-family residences

AREA ZONING & PERMIT HISTORY

Zone Change Case No. 6139

Zoned the subject property and the adjacent property to the south M-1 (Light Manufacturing)

Approved by Board of Supervisors: February 13, 1953

Zone Change & Conditional Use Permit No. 96148

Changed zone of property immediately to the south from M-1 to R-2 (Two Family Residence) and authorized construction of a 42-unit senior apartment complex.

Approved by Board of Supervisors: May 27, 1997

Zone Change Case No. 99194

Rezoned the subject property and the adjacent parcel to the south to C-2.

Approved by Board of Supervisors: November 14, 2000

SITE PLAN

The site plan depicts one three-story, 55-unit apartment building 35 feet in height on the 1.7-acre property. The building would contain 13 one-bedroom units, 22 two-bedroom units, and 20 three-bedroom units surrounding a central atrium and paved plaza. A community room, management offices, toilets, a first aid station, and a storage area would be located within the eastern portion of the building. The apartment building would have a building footprint of 27,195 square feet and a total floor area of 55,001 square feet. A 62-space paved parking lot of 23,494 square feet would be located to the south of the building, which would be accessed via a 15-foot-wide driveway from Avalon Boulevard to the east. A separate trash enclosure, located on the northwestern corner of the property, would also be accessed directly from Avalon Boulevard. A children's playground, sitting patio, edible garden, and active recreation area containing immobile exercise equipment would be located immediately behind the apartment building, on the northeastern portion of the property. The facility would have a minimum front-yard setback of 30 feet, a minimum rear-yard setback of 97 feet, eight inches, a minimum southern side-yard setback of 51 feet, and a minimum northern side-yard setback of five feet. The project site would be developed with 9,493 square feet of landscaping (12.7 percent of the project area).

ENVIRONMENTAL DOCUMENTATION

The Department of Regional Planning recommends that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The attached Initial Study has determined that the project, as proposed, would not have a significant effect upon the environment. Therefore, Regional Planning staff recommends that the Regional Planning Commission adopt the proposed Negative Declaration.

PUBLIC AGENCY COMMENTS

Los Angeles County Fire Department

The Los Angeles County Fire Department was consulted regarding the project. The department's Land Development Division issued a letter on March 14, 2012, clearing the project for a public hearing (enclosed). It recommended approval of the project, subject to conditions regarding compliance of the proposed entry gate to department standards and requiring the applicant to install one public and one private fire hydrant with specified water flows. These have been incorporated as draft conditions of approval for the requested permits.

Department of Public Works

The Department of Public Works issued a letter on March 22, 2012, clearing the project for public hearing (enclosed). It recommended conditions of approval requiring installation and repair of sidewalks, curbs, and gutters, an approved grading plan, drainage concept, street improvement plan, and drainage covenant, and the provision of street lights and street trees. These have been incorporated as draft conditions of approval. Due to the applicant's prior submittal of adequate hydrology and geology reports for the project site, no other documents or conditions were requested.

Department of Public Health

The Environmental Health Division of the Department of Public Health ("Public Health") issued a letter on August 18, 2011 clearing the project for public hearing (enclosed). It stated that the project would not create any impacts that were environmentally significant. However, in order to ensure that the applicable requirements for the CUP were met, Public Health recommended a condition of approval requiring the installation of STC 28 dual-paned windows for the four dwelling units most affected by traffic noise, as recommended in an acoustical study by Veneklassen Associates. This has been incorporated as a draft condition of approval. Due to the project's proposed connections with public water and sewer facilities, and the applicant's prior submittal of will-serve letters and a sewer area study, no other documents or conditions were requested.

Department of Parks and Recreation

Parks and Recreation issued a letter clearing the project for public hearing on December 22, 2010 (enclosed). It stated that the department did not anticipate any adverse impacts of the project on nearby public parks.

PUBLIC COMMENTS

Legal Notification/Community Outreach

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, library posting, and DRP website posting. Staff has received confirmation indicating that a public hearing notice was posted at the project site on May 4, 2012. Regional Planning staff has received no public comments either for or against the project.

The applicant held five community outreach meetings between January and April of 2012. Groups addressed include Friends and Neighbors (a local community group), Greater Pearl of Faith Baptist Church (immediately to the north of the site), the Century Station Sheriff's Clergy Council, and the Athens Park Concerned Citizens Committee. A final meeting was held at the A.C. Bilbrew Library, which seven residents of the adjacent senior apartment complex attended. Attendees expressed some concerns regarding the project, including density, inadequate on-site parking, noise from construction and future children, and potential dangers from mentally ill residents. The concerns were addressed by the applicant. Support was also given to the project, specifically regarding its provision of a needed service and its practice of seeking residents and employees from the local community. A summary of these meetings, which was prepared by the applicant, is attached.

BURDEN OF PROOF
Conditional Use Permit

As required by Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate, to the satisfaction of the Commission, the following facts:

- A. That the requested use at the location proposed will not:
 - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
 - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. That the proposed site is adequately served:
 - 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - 2. By other public or private service facilities as are required.

The applicant's burden of proof responses are attached to this document. It is staff's opinion that the applicant has satisfied the burden of proof for a CUP.

Housing Permit

In addition to providing the information required in the application by Section 22.56.2800 and meeting the requirements for qualified projects, an applicant for a discretionary housing permit shall substantiate to the satisfaction of the commission the following facts as required by Section 22.56.2850:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required.
- D. That the proposed project at the location proposed has been designed to be complimentary to the surrounding area in terms of land use patterns and design.
- E. That the proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs.

An applicant that requests waivers or modifications to development standards, in accordance with Section 22.52.1860, shall also substantiate to the satisfaction of the commission:

- F. That any requests for waivers or modifications to development standards are necessary to make the housing units economically feasible.

As noted above, the Housing Permit utilizes the same elements of the burden of proof for a CUP, with the addition of sections D, E, and F, which are specific to the Housing Permit. The applicant's burden of proof responses are attached to this document. It is staff's opinion that the applicant has satisfied the burden of proof for a housing permit.

STAFF EVALUATION

General Plan Consistency

The subject property is designated as "1" (Low Density Residential—one to six dwelling units per acre), which allows primarily small-lot single-family residences, twin homes, duplexes and townhouses.

The County of Los Angeles General Plan Land Use Element supports residential infill projects and more concentrated urban development. As stated in the plan,

"New residential development within existing urban areas not covered by a more detailed local plan may be permitted at densities exceeding those depicted on the Land Use Policy Map."

The General Plan further states,

"The General Plan Policy strongly supports the provision of critically needed low and moderate income housing. In support of this policy emphasis, the Plan proposes the development and application of density bonus and other programs designed to stimulate production of such housing by both the public and private sectors."

Increased density is supported by the General Plan policy provided that the project meets several criteria as stated in the General Plan. The project meets these additional criteria: the proposed project will not adversely affect the character of the community; the project site is of sufficient size to accommodate the building design; the project will not overburden existing public services; the project will not disrupt or adversely impact local traffic; and the project will be compatible with surrounding uses.

The maximum residential density normally allowed under the Low Density Residential land use classification is six dwelling units per acre. Due to the 1.7-acre size of the property, this would allow for a maximum of ten dwelling units on the project site. The applicant is requesting a discretionary housing permit to construct 55 dwelling units on the project site—a density bonus of 550 percent. This is consistent with the provisions of Chapter 22.56, Part 18 of the County Code and the County's adopted General Plan Housing Element, which allows for discretionary housing permits to grant density bonus of more than 50 percent for affordable housing projects. The project is designated for currently homeless and very-low-income (earning 35 to 50 percent of the area median income ["AMI"]) families whose head of household are living with a mental illness and other low-income families. The project is consistent with the goals and objectives of the Los Angeles County General Plan policies and goals on affordable housing and with the criteria for a discretionary housing permit. The land use compatibility and neighborhood impact of this density bonus will be discussed further below.

Zoning Ordinance and Development Standards Compliance

The subject property is zoned C-2. Per Section 22.28.160 of the County Code, apartment houses in the C-2 zone are uses subject to CUPs. Within this zone, a maximum of 90 percent of the net area of any site may be occupied by buildings, and a minimum of ten percent of said area must be landscaped. The proposed project would comply with these standards, as the building footprint of 27,195 square feet is only 36.4 percent of the site's net area, and 9,493 square feet of landscaping would also be provided, which is 12.7 percent of its net area. The C-2 zone also mandates that a building or structure shall not exceed a height of 35 feet above grade. The proposed

apartment building would also comply with this standard, as it has a maximum height of 35 feet.

Parking regulations for apartment houses are described in Section 22.52.1180 of the County Code. A 55-unit apartment complex would normally require 1.5 covered parking spaces for each one-bedroom unit, and 1.5 covered parking spaces plus one-half uncovered parking space for each unit with two or more bedrooms. The proposed project, therefore, would normally require a total of 82 covered parking spaces and 21 uncovered parking spaces. However, the applicant proposes to provide only 62 uncovered parking spaces on the site, 41 spaces (or 40 percent) less than what is normally required. In order to obtain this parking reduction, the applicant must request it as an "off-menu" incentive, which may also be granted with an administrative housing permit. Because the increase in density bonus requires a discretionary housing permit, this parking reduction may be considered concurrently by the Commission.

West Rancho Dominguez-Victoria CSD Compliance

The West Rancho Dominguez-Victoria CSD requires that all walls remain free of graffiti, and that all graffiti be removed or covered within 72 hours of occurrence. Staff has added a draft condition of approval requiring the removal of all graffiti within 24 hours of occurrence. The project, therefore, would comply with the standard. There are no other provisions of the CSD that would be applicable to the proposed project.

Green Building, LID, and Drought Tolerant Landscaping Compliance

The proposed project will be subject to the Los Angeles County Green Building Standards Code (County Code, Title 31), which includes Low Impact Development ("LID") standards. Compliance with these standards is verified by the Department of Public Works, Building and Safety Division during the building permit plan check stage. The project will also be subject to the County's Drought Tolerant Landscaping ("DTL") Standards (Title 22, Part 21 of the County Code). Therefore, prior to final approval of permits by Regional Planning, the applicant's landscape plan shall be reviewed by the staff biologist for compliance with DTL standards. Any required revisions to the plans shall be made before final approval is given.

Neighborhood Impact/Land Use Compatibility

The construction, operation, and maintenance of the apartment complex is unlikely to affect the health, comfort, or welfare of surrounding residents, be materially detrimental to the use, enjoyment, or value of surrounding properties, and would not constitute a hazard to public health or safety. A condition of approval would require removal of graffiti within 24 hours of occurrence. The proposed facility has also been reviewed and cleared by County Fire, Public Health, Parks and Recreation, and Public Works, which state that the site's existing infrastructure and public safety response resources are adequate to absorb the density proposed for the project site, provided that certain conditions are met. The applicant, A Community of Friends, also has a proven history of building and operating similar facilities throughout the region. The two facilities visited by staff—which are further described below—were clean, attractive, well

maintained, had secured entry, and provided numerous activities and ancillary services for their residents (see attached site photos).

The proposed project would provide much needed low-income and supportive housing for a chronically underserved neighborhood. Residents of the facility would have access to recreational amenities, counseling, a part-time medical clinic, as well as classes and tutoring. The project site would also have security cameras and secured entry, and an on-site manager would be available day and night to address concerns. The facility would also serve the surrounding community, as the applicant has policies, as well as certain federal and state obligations, of recruiting construction workers, tenants, and permanent employees from the local area. The facility would also be of a quality design that will enhance the aesthetics of the neighborhood and incorporate environmentally friendly features such as dual-paned windows and permeable pavement throughout the parking lot. The applicant has also agreed to clad the bottom three feet of all faces of the building fronting public areas in durable stonework—either real or imitation—in order to prevent damage or deterioration to exposed stucco from tenant activities.

The Applicant is requesting an "off-menu" incentive for a reduction in parking by providing 62 uncovered parking spaces. This is less than the 82 covered and 21 uncovered parking spaces normally required for apartment buildings. However, the project is located on Avalon Boulevard, which contains several major bus routes of frequencies less than 15 minutes during peak hours. The proposed project consists of 55 dwelling units, and the applicant proposes to provide one parking space per unit, along with four parking spaces for management and staff, and three handicapped parking spaces. 37 units would house very-low-income households and would be reserved for homeless individuals and families whose head of household is living with a mental illness. The remaining 17 units are to be occupied by low-income families. There will also be one manager's unit.

The applicant states that the requested "off-menu" parking incentive is necessary to keep the housing set-aside affordable. Without the reduced parking, the applicant would need to eliminate some of the outdoor recreational amenity areas to provide more surface parking. Providing subterranean parking for the project would render it financially infeasible. The applicant currently manages 33 other affordable, multiple-family housing complexes in Los Angeles and Orange counties that serve similar populations and provide parking in similar ratios. They state that, based on past experience, it is likely that the amount of parking proposed for the project—although less than normal requirements—will exceed the demand at this site. During visits to two other facilities operated by the applicant, Regional Planning staff observed the usage of on-site parking spaces for each. Both facilities were similar to the proposed project in populations served (low-income and very-low-income families, with at least half of householders with a mental illness) and ratio of units to parking spaces. The Willow Apartments, located at 12612 South Wilmington Avenue in Willowbrook, provide 24 dwelling units and 26 on-site parking spaces. It was observed that there were only five

cars in the parking lot, although the visit was conducted in the early afternoon. Las Palomas Apartments, located at 2037 Lincoln Park Avenue in northeast Los Angeles, provide 49 dwelling units and 54 underground parking spaces. Because these parking spaces were assigned to specific tenants and employees, the applicant was able to provide evidence that only 43 of the 54 spaces were assigned and utilized. Eleven spaces were vacant and unassigned. Thus, parking conditions at sites currently managed by the applicant support their claim that the amount of parking proposed is sufficient for the site. The proposed project would meet all other development requirements for the zone and CSD.

Due to the fact that parking spaces tend to be underutilized at facilities with similar unit-to-parking ratios, Regional Planning staff raised the possibility of the applicant replacing six parking spaces on the site's southwestern corner (numbered 54-59 on the site plan) with open space. Such an arrangement would result in a net gain of approximately 2,280 square feet of usable recreation area and a total of 56 on-site parking spaces. While the applicant was agreeable to such a redesign, they were unsure of whether or not it would result in community opposition, as the project was originally presented to community groups with 62 parking spaces, and many concerns were raised about whether this amount of parking was sufficient. Therefore, the applicant has not officially proposed such a change to the site plan. However, should the Commission decide that this is desirable, staff is ready with an additional condition of approval. This condition would permit the applicant, after two years of operation, to submit a Revised Exhibit "A" to convert said parking spaces into open space. The Director of Regional Planning shall review the application, which would include a parking study, and determine whether or not the new design would contain adequate parking, at which time he would either approve or deny the application. This potential condition of approval is set apart from the others and listed as Number 32.

The proposed project is requesting a residential density and provides parking at a ratio that is comparable to the 42-unit senior affordable housing on the property immediately adjacent to the south of the project site. Zoning Case No. 96148 approved the development of 42 affordable senior housing units on the 1.7-acre property adjacent to the subject property in 1997. This facility has a similar density (24.7 dwelling units per acre) to the proposed apartment complex (32 dwelling units per acre) and provides 38 on-site parking spaces—less than one parking space per unit. For the subject property, the applicant proposes one parking space for each dwelling unit, as well as seven additional spaces for management staff and for handicapped parking.

The subject property is located on Avalon Boulevard, a busy commercial corridor that is served by major bus routes (defined as having peak bus frequencies of 15 minutes or less). It is also less than one-half mile from Willowbrook Park, a large regional recreation area. The surrounding area includes a combination of residential, commercial, and industrial uses. Adjacent residential properties across Avalon Boulevard are zoned C-2-CRS, a zoning designation that encourages combining residential and commercial uses "in order to provide additional opportunities for housing

development and to reduce transportation costs, energy consumption and air pollution," according to the intent of the CRS zone as noted in Section 22.40.540 of the County Code. The mix of residential, commercial, and light industrial uses along both sides of Avalon Boulevard indicates that the health, peace, comfort, or welfare of persons residing or working in the surrounding area will not be disturbed by the development of the proposed project with its reduced parking and increased density. Additionally, there is no evidence that the proposed project will be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. The project will be managed by professional staff to attend to the particular needs of the tenants and will fit in with the diversity of uses in the general vicinity.

In adopting the 1980 General Plan, the County established a policy direction to, among other things, "promote a more concentrated urban pattern," and "focus new development in suitable locations." In support of this policy direction, the Land Use Element policies include the following:

17. Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.
18. Maintain a balance between increased intensity of development and the capacity of needed facilities such as transportation, water and sewage systems.
19. Revitalize declining portions of existing urban development, with particular attention to deteriorated industrial and low income residential areas.

The General Plan's Housing and Community Development Element includes the following policies:

45. Increase the availability of low and moderate income housing and encourage its distribution throughout the urban area.
47. Promote the provision of an adequate supply of housing by location, type and price

In addition, on August 5, 2008, the Los Angeles County Board of Supervisors adopted the 2008-2014 Housing Element, which serves as a policy guide to address the housing issues, especially low and moderate-income housing. In Chapter 1, entitled "Goals and Policies," the Housing Element notes that the "County places particular emphasis on providing housing opportunities to low income households and those with special needs, such as seniors, persons with disabilities, the homeless, and those in transitional living situations," some of which are populations that Avalon Apartments will serve. Accordingly, the Housing Element sets forth the following policies to guide future development toward the production of a diverse housing supply:

Goal 1: A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly persons with special needs, including but not limited to, low-income households, seniors, persons with disabilities, single-parent households, the homeless and at-risk homeless, and farm workers.

Policy 1.2: Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of affordable housing and housing for persons with special needs.

Policy 1.3: Coordinate with the private sector in the development of affordable and special needs housing for both rental and homeownership. Where appropriate, promote such development through incentives.

Policy 1.4: Assist private nonprofit housing developers in identifying and consolidating suitable sites for developing housing for low income households and other special needs groups.

Goal 2: Sustainable communities with access to employment opportunities, community facilities and services, and other amenities.

Policy 2.1: Support the development of affordable housing near employment opportunities and/or within a reasonable distance of public transportation.

Goal 4: A housing delivery system that provides assistance to low and moderate income households and those with special needs.

Policy 4.1: Provide financial assistance and supportive services to assist low and moderate-income households and those with special needs to attain and maintain affordable and adequate housing.

The stated Goals and Policies of the Housing Element are relevant to the proposed density of the project. The applicant proposes to reserve the majority of its low-income units to serve the special needs of homeless individuals and low-income families whose head of household is living with a mental illness.

In Chapter 2, entitled "Programs and Resources," the Housing Element notes that commercial sites offer the best potential for residential development. It maintains that the "majority of future residential development is expected to occur along commercial corridors and around transit centers under the County's Mixed Use Ordinance and Transit Oriented Districts Ordinance. Vacant and underutilized commercial sites can potentially accommodate approximately 14,000 units in the unincorporated areas." The project site is exactly the type of commercial site that the Housing Element describes. Therefore, the facility will not be materially detrimental to the use, enjoyment or valuation of property of other persons in the vicinity of the site

The "Programs and Resources" chapter of the Housing Element notes that "State law mandates that local jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community." Further, the State law requires local jurisdictions to provide a share of the region's projected housing needs - the Regional Housing Needs Assessment (RHNA) allocation - for each designated planning period. The County of Los Angeles has been allocated an RHNA of 57,176 units, of which 23,498 units (approximately 41 percent) are designated for extremely-low-income, very-low-income, and low-income households. Approval of the discretionary housing permit to allow the proposed density of the residential use in the commercial zone will help the County to meet its mandate to provide housing units for low income residents

The applicant requests a residential density of 55 affordable dwelling units to enable the development to reach an economy of scale that balances the public funding and subsidies available to the development with the projected construction costs, as well as the development's rental income with the projected annual operating expenses. As outlined in the provided spreadsheet (enclosed), the development of a 55-unit affordable housing complex can obtain \$17,329,530 in public subsidies, which will provide enough funds to meet the projected development. At a lower density (i.e., without the requested density bonus), the development would not only lose \$3 million in capital funds from the Mental Health Services Act, but the project would also be eligible for far less capital funds from the Los Angeles County Community Development Commission and the Federal Low Income Housing Tax Credit program, which would render the construction of the development infeasible. The spreadsheets provide a 15-year cash-flow projection that demonstrates how the 55-unit development's revenues meet or exceed its expenses. However, there is an inverse relationship between a development's unit count/rental income and its operating expense per unit. As a development's unit count/income decreases the operating expense per unit increases. As a result, reducing the development's unit count would create an imbalance in the development's operation, allowing its expenses to ultimately exceed its revenue and leaving the building on the verge of foreclosure. Consequently, the applicant requests approval of a discretionary housing permit to increase the residential density via an off-menu Density Bonus incentive. The requested incentive contributes to maintaining the affordability of the proposed project.

Due to the factors mentioned above, the proposed use would be compatible with the surrounding area.

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 201000150 and Housing Permit No. 201000003, subject to the attached conditions. Due to the residential nature of the project, staff does not recommend imposing a grant term.

SUGGESTED APPROVAL MOTIONS

I move that the Regional Planning Commission close the public hearing and adopt the Negative Declaration associated with Environmental Assessment No. 201000113.

I move that the Regional Planning Commission **APPROVE** Conditional Use Permit 201000150 and Housing Permit 201000003 subject to the attached Findings and Conditions of Approval.

Prepared by Tyler Montgomery, Regional Planning Assistant II
Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West

Attachments:

Draft Findings
Draft Conditions of Approval
County Fire clearance letter and conditions
Public Works clearance letter and conditions
Public Health clearance letter
Parks and Recreation clearance letter
Initial Study and Negative Declaration
Applicant's Burden of Proof statements
Aerial, zoning, and land use map
Site photographs
Photographs of other facilities managed by applicant
Project pro forma
Applicant's summary of community meetings
Site plans, elevations, landscape map, and photo simulation

MK:TM
05/24/12

DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION, COUNTY OF LOS ANGELES

**PROJECT NUMBER R2010-01629-(2)
CONDITIONAL USE PERMIT NUMBER 201000150
HOUSING PERMIT NUMBER 201000003
ENVIRONMENTAL ASSESSMENT NUMBER 201000113**

**REGIONAL PLANNING COMMISSION HEARING DATE:
JUNE 6, 2012**

SYNOPSIS:

Pursuant to Part 1 of Chapter 22.56 of the Los Angeles County Code ("Code"), the applicant has requested a conditional use permit ("CUP") to authorize the construction of a 55-unit apartment complex in the C-2 zone. Pursuant to Section 22.28.160 of the Code, an apartment house within the C-2 zone requires a CUP.

Pursuant to Part 18 of Chapter 22.56 of the Code, the applicant has also requested a discretionary housing permit to allow for a density bonus of 550 percent, to increase density from 10 to 55 units, and a reduction in the number of required parking spaces from 103 to 62 for a 100 percent affordable housing development. A density bonus of more than 50 percent has been requested through a discretionary housing permit per County Code Section 22.52.1880, and the Commission has also considered the requested parking reduction concurrently with the discretionary housing permit.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

Findings

1. The applicant, A Community of Friends, seeks a conditional use permit ("CUP") to authorize the construction, operation, and maintenance of a 55-unit apartment complex in the C-2 (Neighborhood Business) zone. The applicant also seeks a discretionary housing permit to allow for a density bonus and a reduction in the required number of parking spaces.
2. The applicant requests an increase in the number of residential units that would be allowed pursuant to the Countywide General Plan ("General Plan") land use designation and the C-2 zone, from 10 units to 55 units, and a reduction in the number of required parking spaces from 103 spaces to 62 spaces.
3. The project would be 100 percent affordable, and would contain 13 one-bedroom units, 22 two-bedroom units, and 20 three-bedroom units. One unit would be occupied by an on-site manager, and 37 units would be reserved for very-low-income residents, consisting of homeless families and families living with a head of household with a mental illness. The remaining 17 units would be reserved for low-

income families. Ancillary amenities and support facilities, such as a community room, management office, recreation areas, and a part-time health clinic would also be provided.

4. The project site is composed of two parcels located at 13218 and 13224 South Avalon Boulevard in the Willowbrook-Enterprise Zoned District and within the West Rancho Dominguez-Victoria Community Standards District ("CSD"). Because the project would be built across two lots, it is treated as a single development site.
5. The subject property is 1.72 acres and is divided into two parcels, which are developed with four abandoned single-family residences and are relatively level. A small hill, approximately six feet high, is located on its northeastern portion. The site is accessed from Avalon Boulevard, a major thoroughfare, to the west. The site is surrounded by developed land in all directions. A 100-foot wide Los Angeles Department of Water and Power easement, containing transmission lines and a plant nursery, is located immediately to the east. All existing structures on the site are proposed to be removed.
6. The subject property is zoned C-2 (Neighborhood Business) and contains abandoned single-family residences and accessory structures.
7. Surrounding properties within the 500-foot radius of the project are zoned as follows:
 - North: C-2
 - South: C-2, R-1 (Single Family Residence)
 - East: R-1
 - West: C-2-CRS (Neighborhood Business—Commercial-Residential), R-1
8. Land uses within 500 feet of the subject property consist of the following:
 - North: Church, warehouses, light industry
 - South: 42-unit senior apartment complex, single-family residences
 - East: Power transmission lines, plant nursery, single-family residences
 - West: Single-family residences
9. The site plan depicts one three-story, 55-unit apartment building 35 feet in height on the 1.7-acre property. The building would contain 13 one-bedroom units, 22 two-bedroom units, and 20 three-bedroom units surrounding a central atrium and paved plaza. A community room, management offices, toilets, a first aid station, and a storage area would be located within the eastern portion of the building. The apartment building would have a building footprint of 27,195 square feet and a total floor area of 55,001 square feet. A 62-space paved parking lot of 23,494 square feet would be located to the south of the building, which would be accessed via a 15-foot-wide driveway from Avalon Boulevard to the east. A separate trash enclosure, located on the northwestern corner of the property, would also be accessed directly from Avalon Boulevard. A children's playground, sitting patio, edible garden, and active recreation area containing immobile exercise equipment would be located

immediately behind the apartment building, on the northeastern portion of the property. The facility would have a minimum front-yard setback of 30 feet, a minimum rear-yard setback of 97 feet, eight inches, a minimum southern side-yard setback of 51 feet, and a minimum northern side-yard setback of five feet. The project site would be developed with 9,493 square feet of landscaping (12.7 percent of the project area).

10. The subject property is designated as "1" (Low Density Residential—one to six dwelling units per acre), which allows primarily small-lot single-family residences, twin homes, duplexes and townhouses.
11. The County of Los Angeles General Plan Land Use Element supports residential infill projects, more concentrated urban development, and development of low-income and moderate-income housing.
12. The maximum residential density normally allowed under the Low Density Residential land use classification is six dwelling units per acre. Due to the 1.7-acre size of the property, this would allow for a maximum of ten dwelling units on the project site. The applicant is requesting a discretionary housing permit to construct 55 dwelling units on the project site—a density bonus of 550 percent. This is consistent with the provisions of Chapter 22.56, Part 18 of the County Code and the County's adopted General Plan Housing Element, which allows for discretionary housing permits to grant density bonus of more than 50 percent for affordable housing projects. The project is designated for currently homeless and very-low-income (earning 35 to 50 percent of the area median income ["AMI"]) families whose head of household are living with a mental illness and other low-income families. The project is consistent with the goals and objectives of the Los Angeles County General Plan policies and goals on affordable housing and with the criteria for a discretionary housing permit.
13. The property on which the proposed facility is to be located is zoned C-2. Per Section 22.28.160 of the County Code, apartment houses in the C-2 zone are uses subject to CUPs. Within this zone, a maximum of 90 percent of the net area of any site may be occupied by buildings, and a minimum of ten percent of said area must be landscaped. The proposed project would comply with these standards, as the building footprint of 27,195 square feet is only 36.4 percent of the site's net area, and 9,493 square feet of landscaping would also be provided, which is 12.7 percent of its net area. The C-2 zone also mandates that a building or structure shall not exceed a height of 35 feet above grade. The proposed apartment building would also comply with this standard, as it has a maximum height of 35 feet.
14. Parking regulations for apartment houses are described in Section 22.52.1180 of the County Code. A 55-unit apartment complex would normally require 1.5 covered parking spaces for each one-bedroom unit, and 1.5 covered parking spaces plus one-half uncovered parking space for each unit with two or more bedrooms. The

proposed project, therefore, would normally require a total of 82 covered parking spaces and 21 uncovered parking spaces. However, the applicant proposes to provide only 62 uncovered parking spaces on the site, 41 spaces (or 40 percent) less than what is normally required. In order to obtain this parking reduction, the applicant must request it as an "off-menu" incentive, which may also be granted with an administrative housing permit.

15. The West Rancho Dominguez-Victoria CSD requires that all walls remain free of graffiti, and that all graffiti be removed or covered within 72 hours of occurrence. The permittee shall be required to remove all graffiti within 24 hours of occurrence. The project, therefore, would comply with the standard. There are no other provisions of the CSD that would be applicable to the proposed project.
16. The Department of Regional Planning ("Regional Planning") recommends that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The attached Initial Study has determined that the project, as proposed, would not have a significant effect upon the environment. Therefore, Regional Planning staff recommends that the Regional Planning Commission adopt the proposed Negative Declaration.
17. The Los Angeles County Fire Department was consulted regarding the project. The department's Land Development Division issued a letter on March 14, 2012, clearing the project for a public hearing. It recommends approval of the project, subject to conditions regarding compliance of the proposed entry gate to department standards and requiring the applicant to install one public and one private fire hydrant with specified water flows. These have been incorporated as conditions of approval.
18. The Department of Public Works issued a letter on March 22, 2012, clearing the project for public hearing (enclosed). It recommended conditions of approval requiring installation and repair of sidewalks, curbs, and gutters, an approved grading plan, drainage concept, street improvement plan, and drainage covenant, and the provision of street lights and street trees. These have been incorporated as conditions of approval. Due to the applicant's prior submittal of adequate hydrology and geology reports for the project site, no other documents or conditions were requested.
19. The Environmental Health Division of the Department of Public Health ("Public Health") issued a letter on August 18, 2011 clearing the project for public hearing. It stated that the project would not create any impacts that were environmentally significant. However, in order to ensure that the applicable requirements for the CUP were met, Public Health recommended a condition of approval requiring the installation of STC 28 dual-paned windows for the four dwelling units most affected by traffic noise, as recommended in an acoustical study by Veneklassen Associates. This has been incorporated as a condition of approval. Due to the project's

proposed connections with public water and sewer facilities, and the applicant's prior submittal of will-serve letters and a sewer area study, no other documents or conditions were requested.

20. Parks and Recreation issued a letter clearing the project for public hearing on December 22, 2010. It stated that the department did not anticipate any adverse impacts of the project on nearby public parks.
21. As per the requirements of the Los Angeles County Code, the public hearing was adequately noticed through mailings, newspapers advertisement, and on-site posting. Case-related materials were also posted at the local library and on the Regional Planning web page. No comments were received from the public regarding the project.
22. The applicant held five community outreach meetings between January and April of 2012. Both support and concerns for the project were expressed by community members and addressed by the applicant.
23. The construction, operation, and maintenance of the apartment complex is unlikely to affect the health, comfort, or welfare of surrounding residents, be materially detrimental to the use, enjoyment, or value of surrounding properties, and would not constitute a hazard to public health or safety. A condition of approval would require removal of graffiti within 24 hours of occurrence. The proposed facility has also been reviewed and cleared by County Fire, Public Health, Parks and Recreation, and Public Works, which state that the site's existing infrastructure and public safety response resources are adequate to absorb the density proposed for the project site, provided that certain conditions are met.
24. The applicant, A Community of Friends, has a proven history of building and operating similar well-managed facilities throughout the region.
25. The proposed project would provide much needed low-income and supportive housing for a chronically underserved neighborhood. Residents of the facility would have access to recreational amenities, counseling, a part-time medical clinic, as well as classes and tutoring. The project site would also have secured entry, and an on-site manager would be available day and night to address concerns. The facility would also serve the surrounding community, as the applicant has policies, as well as certain federal and state obligations, of recruiting construction workers, tenants, and permanent employees from the local area.
26. The requested "off-menu" parking incentive is necessary to keep the housing set-aside affordable. Without the reduced parking, the applicant would need to eliminate some of the outdoor recreational amenity areas to provide more surface parking. Providing subterranean parking for the project would render it financially infeasible. The applicant currently manages 33 other affordable, multiple-family housing

complexes in Los Angeles and Orange counties that serve similar populations and provide parking in similar ratios. Based on this information, which has been corroborated by Regional Planning staff, the project would have an adequate number of on-site parking spaces.

27. The proposed project is requesting a residential density and provides parking at a ratio that is comparable to the 42-unit senior affordable housing on the property immediately adjacent to the south of the project site.
28. The proposed project would be located on Avalon Boulevard, a busy commercial corridor that is served by major bus routes. It is also less than one-half mile from Willowbrook Park, a large regional recreation area. The surrounding area includes a combination of residential, commercial, and industrial uses. Adjacent residential properties across Avalon Boulevard are zoned C-2-CRS, a zoning designation that encourages combining residential and commercial uses "in order to provide additional opportunities for housing development and to reduce transportation costs, energy consumption and air pollution," according to the intent of the CRS zone as noted in Section 22.40.540 of the County Code.
29. The proposed project is consistent with the General Plan Housing Element goals to promote a more concentrated urban pattern, provide more low-income housing and housing for those with special needs or disabilities, fulfill the County's Regional Housing Needs Assessment obligation, and the development of housing on underutilized spaces in commercial areas.
30. The proposed residential density is necessary to enable the development to reach an economy of scale that balances the public funding and subsidies available to the development with the projected construction costs, as well as the development's rental income with the projected annual operating expenses. The requested incentive contributes to maintaining the affordability of the proposed project.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

Regarding the Conditional Use Permit:

- A. The proposed use is consistent with the adopted general plan for the area; and
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare; and

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features as is required in order to integrate said use with the uses in the surrounding area; and
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate and by other public or private facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a conditional use permit as set forth in Sections 22.56.090 of the Los Angeles County Code.

Regarding the Housing Permit:

- A. That the requested use at the location proposed will not:
 - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
 - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. That the proposed site is adequately served:
 - 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - 2. By other public or private service facilities as are required.
- D. That the proposed project at the location proposed has been designed to be complimentary to the surrounding area in terms of land use patterns and design.
- E. That the proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs.
- F. That the requests for waivers or modifications to development standards are necessary to make the housing units economically feasible.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a housing permit as set forth in Section 22.56.2850 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission has considered the Negative Declaration associated with Environmental Assessment No. 201000113, together with any comments received during the public review process, finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect of the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration for the project.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201000150 and Housing Permit No. 201000003 are **APPROVED**, subject to the attached conditions.

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

c: Commission Services, BOS

MK:TM
05/24/12

**DRAFT CONDITIONS OF APPROVAL
PROJECT NO. R2010-01629-(2)
CONDITIONAL USE PERMIT NO. 201000150
HOUSING PERMIT NO. 201000003
ENVIRONMENTAL ASSESSMENT NO. 201000113**

PROJECT DESCRIPTION

This grant authorizes the construction, operation, and maintenance of a 55-unit, 100-percent affordable apartment complex in the C-2 (Neighborhood Business) zone. This grant also authorizes a discretionary housing permit to allow for a density bonus and a reduction in the required number of parking spaces. This increases the number of residential units that would be allowed pursuant to the Countywide General Plan ("General Plan") land use designation and the C-2 zone from 10 units to 55 units and reduces the number of required parking spaces from 103 spaces to 62 spaces. The project is approved as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose and cannot be used until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required fees have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this condition (No. 2), and Conditions No. 4, 5, 6, and 11 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with to Los Angeles County Code Section 2.170.010.

6. This grant shall expire unless used within two (2) years from the date of final approval of the grant by the County. A single, one-year time extension may be requested, in writing and with payment of the applicable fee, before the expiration date.
7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure than any development undertaken on the subject property is in accordance with the approved site plan on file. **The permittee shall deposit with the County the sum of \$400.00.** This deposit shall be placed in a performance fund, which shall be used exclusively to compensate

Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **two (2)** inspections following this grant—one after three years and a second after five years. Inspections shall be unannounced.

10. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.
11. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently \$ 2,176.50 (\$2,101.50 for a Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated, that this grant has been exercised so as to be detrimental to the public's health or safety, or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
13. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
14. All development pursuant to this grant shall conform to the requirements of County Department of Public Works.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information

about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, a minimum of three (3) copies of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit a minimum of three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SPECIFIC CONDITIONS

19. All development pursuant to this grant shall be kept in full compliance with the County Fire Code and those conditions delineated in the Los Angeles County Fire Department letter dated March 14, 2012 (attached hereto and incorporated herein by this reference), or as otherwise to the satisfaction of said department.
20. All development pursuant to this grant shall conform to the requirements of the Los Angeles County Department of Public Works. Prior to the issuance of building or grading permits, the permittee shall comply with all conditions delineated in the Public Works letter dated March 22, 2012 (attached hereto and incorporated herein by this reference), or as otherwise to the satisfaction of said department.
21. In order to decrease the effects of noise from Avalon Boulevard and adjacent properties, the permittee shall install and maintain windows rated "STC 28," or an equivalent product as determined by the Environmental Health Bureau of the Los Angeles County Department of Public Health, in those dwelling units identified as numbers 13, 33, 35, 53, and 55 on the approved Exhibit "A." Mechanical ventilation shall also be required for these units. Any other type of dual glazed windows shall be installed and maintained in all other dwelling units and community areas.
22. The permittee shall maintain no less than 62 parking spaces on the project site, developed to the specifications of Section 22.52.1060 of the Los Angeles County Code. Such spaces shall be continually available for automobile parking.

23. A maximum of 55 dwelling units shall be maintained on the project site. Of these, the permittee shall maintain a maximum of 22 two-bedroom units, and a maximum of 20 three-bedroom units. All dwelling units—with the exception of the manager's unit—shall be deed restricted as affordable for low-income and very-low-income residents, as defined annually by the Department of Regional Planning in consultation with the California Department of Housing and Community Development.
24. A full-time property manager shall reside on-site, or, as an alternative, a property manager shall be present on-site during the day, and an additional "keyholder" shall reside on-site at night to respond to the needs and concerns of tenants and area residents.
25. The property and its landscaping shall be neatly maintained and free of debris, overgrown weeds, junk, and garbage. A minimum of ten percent of the net project area shall be maintained as landscaping. Prior to final approval of this permit, the permittee shall submit a landscaping plan that demonstrates compliance with the Los Angeles County Drought Tolerant Landscaping requirements (Title 22, Part 21 of the County Code), as determined by the Director of the Department of Regional Planning in consultation with the staff biologist of said department.
26. Outdoor lighting shall be installed and maintained in uncovered parking areas. All lighting required by this grant shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons within lighted areas during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties.
27. The permittee shall install and maintain secured entry to the facility, for both automobiles and pedestrians, in the form of limited access gates. Such gates shall be accessible via keycard (or similar device), remote control, numeric code, or interior buzzer. All gates shall conform to County Fire Department emergency access requirements.
28. The permittee shall maintain a video surveillance system on the project site, which shall be available for monitoring 24 hours a day, and recordings shall be maintained for a minimum of 14 days. Any illegal activities observed shall be immediately reported to the proper legal authorities, and recordings of such activities shall be made available to these authorities upon request.
29. All on-site amenities, including, but not limited to, the community room, laundry room, and exercise and play equipment, and all on-site services, including, but not limited to, counseling, tutoring, and health care, shall be restricted to the exclusive use of the manager and tenants and shall not be operated between the hours of 10:00 PM and 6:00 AM.

30. In order to ensure ongoing good maintenance and aesthetics of the facility, stonework—either real or imitation—or a similar durable material, as approved by the Director of the Department of Regional Planning, shall clad all walls facing publically accessible areas from ground level to a minimum height of three feet.
31. As volunteered by the permittee, all parking areas shall be developed and maintained with permeable pavement to the satisfaction of the Director of the Department of Regional Planning.

POTENTIAL ADDITIONAL CONDITION

(Would also require alterations to Condition 22)

32. Following one year of facility operation, the permittee may apply for a Revised Exhibit "A" to replace six parking spaces (numbered 54 through 59) with active or passive open space. This application shall be accompanied by a parking study and photographs documenting the number of unoccupied parking spaces on the project site at 7:00 AM, 12:00 PM, and 7:00 PM over the course of one week. The Director of the Department of Regional Planning may approve this application if he determines that the resulting design would not result in inadequate on-site parking.

MK:TM
05/21/12



COUNTY OF LOS ANGELES FIRE DEPARTMENT

Fire Prevention Division
Land Development Unit
5823 Rickenbacker Road
Commerce, California 90040-3027
Office (323) 890-4243 Fax (323) 890-9783

DATE: March 14, 2012

SITE PLAN DATE: February 16, 2012

TO: Department of Regional Planning
Zoning Permits

PROJECT #: CUP R2010-01629

LOCATION: 13218/13214 Avalon Blvd

- ☐ The Fire Department Land Development Unit has no additional requirements for this permit.
- ☒ The required **public** fire flow for this development is 2125 gallons per minute for 2 hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☒ The required **private** fire flow for this development is 1250 gallons per minute for 1 hours. The private water main must be capable of delivering this flow at 20 psi residual pressure.
- ☒ All fire hydrants shall be 6" X 4" X 2 1/2" and conform to AWWA C503-75 or approved equal standard. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Install 1 public fire hydrant(s).
Install 1 private on-site fire hydrant(s).
- ☒ **Water:** - Per the fire flow test performed by Golden State Water Company dated 08-08-11, the public water system meets the required fire flow requirements.
- Due to the location and spacing of the public fire hydrants along the lot frontage, a public fire hydrant is required as indicated on the site plan.
- Due to the depth of the lot, a private fire hydrant is required on site as indicated on the site plan.
- ☒ **Access:** The existing access as shown on the site plan complies with the Fire Department requirements.
- ☒ **Conditions for Approval:** - The proposed entry gate shall comply with the Fire Department's Regulation 5.
- All required fire hydrants shall be installed and tested prior to construction.
- The required private fire hydrant shall be incorporated into the fire sprinkler plans and submitted to the Fire Department for review and approval.
- Submit architectural plans to the Fire Department for review and approval prior to building permit issuance.
- ☒ **Comments:** The Fire Department recommends approval of this permit as presently submitted.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: JanC Padilla



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

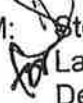
ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: LD-1

March 22, 2012

TO: Mi Kim
Zoning Permits West Section
Department of Regional Planning

Attention Anita Gutierrez

FROM:  Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201000150
PROJECT NO. R2010-01629
13218 THROUGH 13224 SOUTH AVALON BOULEVARD
ASSESSOR'S MAP BOOK NO. 6134, PAGE 1, PARCEL NOS. 11 AND 12
UNINCORPORATED COUNTY AREA OF WILLOWBROOK

- ☒ Public Works recommends approval of this CUP.
- ☐ Public Works does **NOT** recommend approval of this CUP.

We reviewed the revised site plan dated February 15, 2012 for CUP No. 201000150 in the unincorporated County area of Willowbrook. The project is to authorize the construction of a 54-unit apartment complex for low-income families in a C-2 Zone.

Upon approval of the site plan, we recommend the following conditions:

1. Road

- 1.1 Construct driveway approaches to the site on Avalon Boulevard to comply with current Americans with Disabilities Act guidelines and to the satisfaction of Public Works. Relocate any affected utilities/catch and basins obstructing the driveway.

- 1.2 Close all unused driveways with curb, gutter, and sidewalk to the satisfaction of Public Works.
- 1.3 Repair any improvements damaged during construction to the satisfaction of Public Works.
- 1.4 Plant street trees on Avalon Boulevard along property frontage. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
- 1.5 Acquire street improvement plan approval or direct check status before obtaining a grading permit or building permit, whichever comes first.
- 1.6 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Julian Garcia at (626) 458-4921 or jugarcia@dpw.lacounty.gov.

2. Grading

- 2.1 Submit a grading/drainage plan for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the Standard Urban Stormwater Mitigation Plan devices, if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.

For questions regarding the grading conditions, please contact Julian Garcia at (626) 458-4921 or jugarcia@dpw.lacounty.gov.

3. Street Lighting

- 3.1 Provide street lights on concrete poles with underground wiring along the property frontage on Avalon Boulevard to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utility plans as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section, to allow the maximum time for processing and approval.

- 3.2 The applicant shall comply with the conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the street lights. It is the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of a building permit or road improvements permits, whichever occurs first. The required street lighting improvements shall be the sole responsibility of the owner of the project, and the installation must be accepted by the Lighting District per approved plans prior to issuance of a Certificate of Occupancy.

Conditions of Acceptance for Street Light Transfer of Billing:

All street lights in the project, or the approved project phase, must be constructed according to Public Works-approved plans. The contractor shall submit one complete set of As-built plans. Provided the above conditions are met, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year provided all street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of street lights within gated communities.

For questions regarding the street lighting conditions, please contact Arnel Dulay at (626) 300-4754 or adulay@dpw.lacounty.gov.

4. Soils and Geology

- 4.1. A soils engineering report may be required prior to approval of building or grading plans.

For questions regarding the soils and geology condition, please contact Jeremy Wan at (626) 458-4925 or jwan@dpw.lacounty.gov.

5. Drainage

- 5.1 Prior to grading permit, comply with the requirements of the drainage concept, hydrology study, Standard Urban Stormwater Mitigation Plan (SUSMP) and Low-Impact Development plan (LID), which was approved on February 7, 2012, to the satisfaction of Public Works.

- 5.2 Prior to grading permit, obtain and record a notarized drainage covenants, in a form approved by Public Works from all impacted offsite property owners, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite drainage covenants reference above do not constitute an offsite easement, license, title, or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.

For questions regarding the drainage conditions, please contact Julian Garcia at (626) 458-4921 or [jugarcia@dpw.lacounty.gov](mailto:jgarcia@dpw.lacounty.gov).

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:ca

P:\dpub\SUBMGT\CUP\Proj R2010-01629 CUP201000150 13218-13224 S Avalon BI APN 6134-001-011 final.docx



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91708
TEL (626) 430-5382 • FAX (626) 980-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

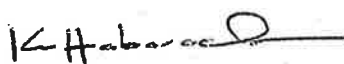
Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

August 18, 2011

TO: Anita Gutierrez
Planner
Zoning Permits East Section
Department of Regional Planning

FROM: Ken Habaradas, M.S., REHS 
Environmental Health Division
Department of Public Health

SUBJECT: **PROJECT NO. R2010-01629-(2)**
RCUP 201000150
LOCATION: 13218 – 13224 S. AVALON BLVD., LOS ANGELES

The Department of Public Health – Environmental Health Division has reviewed the information provided for the project identified above. The proposed project is a request for CUP and Discretionary Housing Permit to allow for the development of a 55-unit affordable housing unit with community hall, children's play area and a basketball court.

After reviewing the sections of the Initial Study pertaining to noise, water supply, and sewage disposal, the Department has determined that the project could not have a significant impact on the environment. Therefore, the Department has no objection to the preparation of a Negative Declaration for this project.

Attached are comments prepared by staff from the Department's Toxicology and Epidemiology with regard to potential noise impacts on the proposed project from surrounding properties.

If you should have any questions regarding the attached comments, please contact Robert Vasquez at (213) 738-4596.

KH:kh

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH ♦ TOXICS EPIDEMIOLOGY PROGRAM
695 S. VERMONT AVE., SOUTH TOWER, 14TH FLOOR, LOS ANGELES, CA 90005

Date: August 17, 2011

Project No. R2010-01629

Page 1 of 1

Location: 13218-13224 Avalon Blvd, Los Angeles

CUP No. 201000150

The Initial Study has been reviewed and a site visit was conducted at the proposed project site. There may be significant noise impact on the proposed project (prospective residents) from surrounding properties as follows:

1. Based on the type of land-use, the chapel and denim manufacturing facility located next to the north property line may intermittently impact the proposed residential units facing the north property line.
2. Noise from vehicular traffic along Avalon Blvd. may impact proposed units facing Avalon Blvd.

The noise impacts associated with the project on surrounding properties are less than significant with standard mitigation measures during construction and/or adherence with Title 12 of the Noise Control Ordinance.

An acoustical study should be conducted to assess the potential noise impacts from surrounding properties on the subject project. The acoustical study should be conducted by a professional noise consultant to include, but not be limited to, the following:

1. Traffic noise analysis
2. Operational and environmental noise impacts
3. Construction noise impacts
4. Compliance with Title 12, Los Angeles County Noise Control Ordinance and other applicable noise regulations
5. Mitigation measures

The acoustical study should be submitted to the Toxics Epidemiology Program for review and comment. The project shall comply with the requirements contained in Title 12, Los Angeles County Noise Control Ordinance.

For questions regarding the above comments, please contact Robert Vasquez at (213) 738-4596.



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

December 22, 2010

Sent via e-mail: pestes@planning.lacounty.gov

TO: Paul Estes, AICP
Department of Regional Planning

FROM: Joan Rupert *JY for JR*
Environmental and Regulatory Permitting Section

SUBJECT: **PROJECT CONSULTATION REQUEST
AVALON APARTMENTS
PROJECT NO. R2010-01629
PERMIT NO. CUP 2010 00150, HSG 201000003
LOCATION: 13218 S. AVALON BLVD., W. RANCHO DOMINGUEZ**

The above project has been reviewed for potential impact on the facilities of this Department for which we offer the following comment:

Although there are two County parks located within close proximity of the proposed project site- Earvin "Magic" Johnson Recreation Area (905 East El Segundo Blvd., Los Angeles, CA 90059) located approximately 0.5 miles away and Enterprise Park (13055 Clovis Ave., Los Angeles, CA 90059) located approximately 0.4 miles away, we do not foresee any adverse recreational impact to these facilities.

Thank you for including this Department in the review of this notice. If we may be of further assistance, please contact Julie Yom at (213) 351-5127 or jyom@parks.lacounty.gov.

c: Parks and Recreation (N. E. Garcia, L. Hensley, S. Duron, M. Moscardini, J. Yom)

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: "Avalon Apartments/ Project No. R2010-01629-(2)/ Case No(s) RCUP201000150, RHSG201000003,

Project location: 13218 and 13224 Avalon Boulevard, Los Angeles, CA 90061
APN: APN 6134-001-011 and 012 Thomas Guide: 734 E2 USGS Quad: Inglewood

Gross Acreage: 1.72 acres (two parcels combined)

Description of project: The proposed project is a request for a Conditional Use Permit and Discretionary Housing Permit with a density bonus to develop a new 100% affordable housing project. The project would consist of one, three-story building, thirty-five (35) feet in height with fifty-five (55) residential units; thirty-one (31) units would be reserved for homeless individuals and very low-income families whose head of household is living with a mental illness, twenty-three (23) units would be reserved for low-income families and one (1) unit would be reserved for a resident manager. The unit mix would be thirteen (13) one-bedroom units, twenty-two (22) two-bedroom units and twenty (20) three bedroom units. The project would also include a Community Hall, a children's play area and a basketball court. Sixty-two uncovered parking spaces are proposed. Currently, there are four single-family residential structures on-site, which will be demolished and removed from the project site. The project site will be accessed from Avalon Boulevard.

General plan designation: Category 1 - Low Density Residential (1 to 6 du/ac)

Zoning: C-2 (Neighborhood Commercial) Zone and is located within the West Rancho Dominguez-Victoria Community Standards District

Surrounding land uses and setting: The project site is located South of El Segundo Boulevard and North of 135th street, within the Willowbrook-Enterprise Zoned District, within the unincorporated community of West Rancho Dominguez-Victoria. Directly East of the subject property is a City of Los Angeles, Department of Water and Power easement which is being used as a plant nursery. To the South is a 42-unit senior apartment complex, to the West are single-family homes and to the North is a church, two light manufacturing businesses, and a business park.. Enterprise County Park is located approximately 0.28 miles east of the project site and Earvin Magic Johnson Recreational Area and Willowbrook Park are located approximately 0.28 miles north of the project site. Compton Airport is approximately 1.5 miles southeast of the project site.

Reviewing Agencies:*Responsible Agencies*

- ☐ None
 Regional Water Quality Control Board:
☒ Los Angeles Region
☐ Lahontan Region
☐ Coastal Commission
☐ Army Corps of Engineers

Special Reviewing Agencies

- ☐ None
☐ Santa Monica Mountains Conservancy
☐ National Parks
☐ National Forest
☐ Edwards Air Force Base
☐ Resource Conservation District of Santa Monica Mountains Area
☒ City of Carson
☒ City of Compton
☒ City of Los Angeles
☒ LAUSD School District

Regional Significance

- ☐ None
☐ SCAG Criteria
☒ Air Quality
☐ Water Resources
☐ Santa Monica Mtns. Area
☐

Trustee Agencies

- ☐ None
☐ State Dept. of Fish and Game
☐ State Dept. of Parks and Recreation
☐ State Lands Commission
☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- ☒ DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Watershed Management Division (NPDES)
 - Traffic and Lighting Division
 - Environmental Programs Division
 - Waterworks Division
 - Sewer Maintenance Division

- ☒ Fire Department
 - Planning Division
☐ Sanitation District
☒ Public Health: Environmental Hygiene (Noise)
☐ Sheriff Department
☐ Parks and Recreation
☐ Subdivision Committee
☐

Public agency approvals which may be required:

Lead agency name and address:

County of Los Angeles
 Department of Regional Planning
 320 West Temple Street
 Los Angeles, CA 90012

Project sponsor's name and address:

A Community of Friends
 3701 Wilshire Boulevard, Suite 700
 Los Angeles, CA 90010

Contact person and phone number: Anita Gutierrez, (213) 974-6443

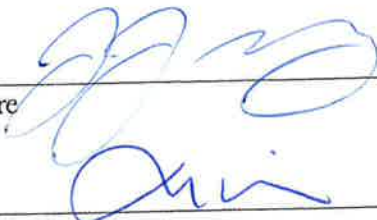
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

IMPACT ANALYSIS SUMMARY MATRIX		No Impact			
		Less than Significant Impact			
		Less than Significant Impact w/ Project Mitigation			
		Potentially Significant Impact			
Environmental Factor	Pg.				Potential Concern
1. Aesthetics		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Agriculture/Forest		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Air Quality		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Biological Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Cultural Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Energy		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Geology/Soils		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Greenhouse Gas Emissions		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Hazards/Hazardous Materials		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Hydrology/Water Quality		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Land Use/Planning		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Mineral Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Noise		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Population/Housing		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Public Services		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Recreation		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Transportation/Traffic		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Utilities/Services		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Mandatory Findings of Significance		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature



Date

05-24-2012

Signature



Date

5/24/2012

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect on a scenic vista, including County-designated scenic resources areas (scenic highways as shown on the Scenic Highway Element, scenic corridors, scenic hillsides, and scenic ridgelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Source: LA County General Plan</u>				
b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Source: LA County Department of Regional Planning Trails Plan</u>				
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project is not located in the vicinity of a scenic highway, corridor, hillside, or ridgeline. The project would not obstruct views from a regional riding or hiking trail as it is not located in the vicinity of any trails. Seventeen non-oak trees are to be removed as a part of the project and are to be replaced on a one to one basis. The proposed project would be consistent with the visual character of the surrounding area as a multi-family residential complex is located directly adjacent to the project. The buildings will be setback 30 feet from the front property line and designed with garden landscaping along the Avalon Boulevard street frontage.

2. AGRICULTURE / FOREST

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Farmland Mapping and Monitoring Program, California Department of Conservation

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: LA County General Plan

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)) or timberland zoned Timberland Production (as defined in Public Resources Code § 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

There are no lands in the W Rancho Dominguez-Victoria Community that are designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The FMMP does not include this portion of the County in its mapping effort due to the predominance of urban development and the lack of agricultural uses. Thus, the proposed project would have no impact on designated Farmlands. The project site is not zoned as forest land or timber land and there are no Williamson Act Contracts in the vicinity of the proposed project. There are no forests or designated farmlands in the vicinity of the project site and no conversion of forest land or farmland to other uses or would occur with the proposed project. No impact on existing forest.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Violate any applicable federal or state air quality standard or contribute substantially to an existing or projected air quality violation (i.e. exceed the State's criteria for regional significance which is generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Exceed a South Coast AQMD or Antelope Valley AQMD CEQA significance threshold?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d) Otherwise result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e) Expose sensitive receptors (e.g., schools, hospitals, parks) to substantial pollutant concentrations due to location near a freeway or heavy industrial use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project involves the construction of fifty-five (55) residential units and the proposed use will not result in any toxic emissions. As a result, no significant adverse impacts on sensitive receptors are anticipated to result from the proposed project's implementation. Project will implement best management practices for dust control during construction.

4. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, and regulations DFG or USFWS? These communities include Significant Ecological Areas (SEAs) identified in the General Plan, SEA Buffer Areas, and Sensitive Environmental Resource Areas (SERAs) identified in the Coastal Zone Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Source: LA County General Plan				
c) Have a substantial adverse effect on federally protected wetlands (including marshes, vernal pools, and coastal wetlands) or waters of the United States, as defined by § 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5" inch in diameter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, etc.)?

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36) and the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is not located in a Significant Ecological Area (SEA) or in the vicinity of a federally protected wetland, therefore the project would not have an impact on SEA's or federally protected waters. As indicated in the preceding sections, the project is located in an urbanized area. Native habitat in the vicinity of the project site has been disturbed as part of the area's past development. The proposed project site is located in the midst of an existing mixed use neighborhood that contains some higher density residential development as well as a mix of commercial and light manufacturing uses. Residential land uses are to the West, South and East. A 42-unit senior housing development is adjacent to the project site.

5. CULTURAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

There are no "historically significant" structures or archaeological resources as defined in the State CEQA Guidelines, and therefore there will be no impact.

6. ENERGY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Comply with Los Angeles County Green Building Standards?(L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440.) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project will be designed to meet current Los Angeles County Green Building standards and will include various energy saving elements such as occupancy sensors, daylighting, water efficient appliances/fixtures and drought tolerant plants.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Be located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone, and expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Source: The California Geological Survey: Alquist-Priolo Earthquake Fault Zone Maps				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Source: The California Geological Survey				
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
No liquefaction zone near the subject property. Source: The California Geological Survey				
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Source: Plate 5 Los Angeles County Landslide Inventory Map				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>				

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

☐☐☒☐

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

☐☐☐☒

The Newport-Inglewood fault is located 1,129 feet southwest of the project site. It is unlikely that the property is subject to seismic ground shaking because the nearest seismic zone is located 826 feet southwest from the subject property. The project is not located in an area of liquefaction. A sewer area study is to be submitted to Public Works for review.

8. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas (GhGs) emissions, either directly or indirectly, that may have a significant impact on the environment (i.e., on global climate change)? Normally, the significance of the impacts of a project's GhG emissions should be evaluated as a cumulative impact rather than a project-specific impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GhG emission reduction, and the Los Angeles Regional Climate Action Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Temporary impacts would result from construction of the proposed project. GHGs would be emitted by construction equipment and worker vehicles, however, these GHG emissions would be short-term and would be considered less than significant. Long-term annual GHG emissions attributed to the proposed project would be generated from the increased use of electricity and water and from vehicle trips generated by the project, however by using energy efficient technology GHG's would be less than significant. Additionally, the project requires thirty-one of the fifty-five units be set aside for homeless and very-low income families whose head of household is living with a mental illness, therefore a majority of the residents will not be driving vehicles keeping the vehicle trip to a minimum and the GHG's would be less than significant.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials or use of pressurized tanks on-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 500 feet of sensitive land uses (e.g., homes, schools, hospitals)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

☐ ☐ ☒ ☐

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) in a Very High Fire Hazard Severity Zones (Zone 4)?

☐ ☐ ☐ ☒

Source: LA County Fire Department

ii) in a high fire hazard area with inadequate access?

☐ ☐ ☐ ☒

Source: LA County Fire Department

iii) in an area with inadequate water and pressure to meet fire flow hazards?

☐ ☐ ☐ ☒

Source: LA County Fire Department

iv) in proximity to land uses that have the potential for dangerous fire hazard (such as refineries, flammables, and explosives manufacturing)?

☐ ☐ ☒ ☐

Source: Project land use map

Facility maintenance activities for the project are likely to utilize hazardous materials in limited quantities, such as paints, thinners, cleaning solvents, fertilizers and pesticides. These hazardous materials would be stored on-site in a maintenance room. Site improvements would not result in a significant hazard to the public or the environment through foreseeable upset and accident conditions that may release hazardous materials into the environment. The proposed project would utilize existing access to public roadways and would not interfere with emergency response or evacuation of adjacent sites. The project is located in an urbanized area and not located in a very high fire hazard severity zone. It will be required to provide adequate access from Avalon Boulevard and provide standard fire flow availability. The site is adjacent to multi-family residential to the South, single-family residential to the West and East and light manufacturing to the North. The light manufacturing consists of an industrial clothing launderer and a steel product manufacturer. The project site is located 2.2 miles away from the Compton/Woodley Airport, a county-owned public-use airport located in the central business district of Compton.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

i) Use septic tanks or other private sewage disposal system in areas with known septic tank limitations or in close proximity to a drainage course?

☐ ☐ ☒ ☐

j) Otherwise substantially degrade water quality?

☐ ☐ ☒ ☐

k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or within a floodway or floodplain?

☐ ☐ ☒ ☐

l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

☐ ☐ ☒ ☐

m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

☐ ☐ ☒ ☐

n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

☐ ☐ ☒ ☐

The proposed development (buildings and parking lot) would alter the topography of the site and increase the amount of impermeable surface area. This will result in changes to the current drainage patterns on the project site, as well as the potential for erosion and run-off during construction. However, this would be common for any development of the subject site. Due to the scope of the project, it requires the review and conceptual approval of a National Pollutant Discharge Elimination System (NPDES) permit through the County Department of Public Works.

The proposed project will not involve or require the withdrawal of groundwater. In addition, given the elevation and topography of the project site, it would not be likely to provide suitable opportunities for groundwater recharge. Therefore there is no impact.

There are no Federally-mapped 100-year flood hazard areas in the project vicinity. Therefore there is no impact. There is no dam or levee anywhere in the vicinity of the project site. Therefore there is no impact. The subject property does not adjoin an ocean, lake or other body of water, so there is no risk of inundation by seiche, tsunami, or mudflow. Therefore there is no impact.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Source: LA County General Plan</u>				
b) Be inconsistent with the plan designations of the subject property? Applicable plans include: the County General Plan, County specific plans, County local coastal plans, County area plans, County community/neighborhood plans, or Community Standards Districts.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Source: LA County General Plan</u>				
c) Be inconsistent with the zoning designation of the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Source: LA County Zoning Code</u>				
d) Conflict with Hillside Management Criteria, SEA Conformance Criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: LA County General Plan and LA County Zoning Code

The proposed project includes fifty-five (55) affordable multi-family units on two vacant parcels that is surrounding mostly by developed properties. Thereby, the proposed project is an in-fill project within the surrounding community. The proposed project would develop an existing partially vacant site, but would not disrupt or divide the existing pattern of development surrounding the project site. The proposed rental affordable housing project for homeless/very-low income individuals and families whose heads of households are living with a mental illness is compatible with other existing land uses along Avalon Boulevard. The apartments are an allowed use in the C-2 (Neighborhood Commercial) Zone with a conditional use permit. The project site is designated at Category 1 –Low Density Residential in the LA County General Plan, the project is also applying for a discretionary housing permit to allow for a density bonus under the Los Angeles County Zoning Code. As such, the proposed project will not physically divide an established community nor be inconsistent with the plan designations on the property and therefore there will be less than a significant impact. The project would also not conflict with any Hillside Management Criteria or SEA Conformance Criteria as the project is not located within an SEA or Hillside Management Area.

12. MINERAL RESOURCES

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: California Department of Oil, Gas, and Geothermal Resources, Well Locations and Oil/Gas Fields, July 2008.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: LA County General Plan

There are no designated Mineral Resource Zones within the project area. The project site is not designated as a mineral resource recovery site, therefore the project would not result in the loss of availability of any locally important mineral resource recovery sites. As such, there is no impact.

13. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08) or the General Plan Noise Element?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: LA County Noise Standards

b) Exposure of sensitive receptors (e.g., schools, hospitals, senior citizen facilities) to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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A senior housing complex is located adjacent to the project.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Airport Influence Areas Policy Map, LA County General Plan: LA County Airport Land Use Commission

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is not within the vicinity of a private airstrip.

There are no private airstrips located in the vicinity of the project.. Therefore, Project implementation would not result in a safety hazard associated with a private airstrip for people residing or working in the project area. The most common sources of noise in the project vicinity are transportation related noise sources, including automobiles and trucks. The primary source of roadway noise near the project site is traffic along

Avalon Boulevard. The project will be required to comply with LA County Noise standards. Operation of the proposed project would generate noise levels that may periodically be audible to sensitive receptors near the project site. However, noise levels are not expected to exceed the County's noise ordinance standards. The proposed project would result in an increase fifty-five (55) affordable units on-site. Sensitive receptors near the project site may periodically hear increased noises (e.g., music, conversations, doors slamming) associated with the operation of the apartment units. However, noise from on-site activities would generally be lower than the existing traffic and industrial noise levels in the area and would not be expected to exceed the County's Noise Ordinance standards. Noise associated with parking lot activity, such as slamming car doors and squealing tires, is also common with residential uses. However, parking lot noise from the proposed project would generally be lower than the existing traffic and industrial noise levels in the area and would not be expected to exceed the County's Noise Ordinance standards. Therefore, operational noise associated with project-related activities would be less than significant. The project site is located 2.2 miles away from the Compton/Woodley Airport, a county-owned public-use airport located in the central business district of Compton. For noise generated during construction, the County regulates noise through the Los Angeles County Municipal Code, Title 12, Chapter 12.08, Noise Control. It states that no construction equipment may operate between the hours of 7:00 p.m. and 7:00 a.m., Monday through Saturday, or at any time on Sunday or holidays, if the noise disturbance crosses a residential or commercial real property line.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Source: Growth Forecast SCAG 2008 Regional Transportation Plan (RTP).</u>				
b) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Source: Growth Forecast SCAG 2008 Regional Transportation Plan (RTP).</u>				
c) Displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				
d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				

The proposed project would increase housing options and potentially population growth but not beyond the expected increase already projected. According to growth projections for the Unincorporated Los Angeles County area in the Gateway planning area population is expected to increase by 11% by 2035 (from 129,247 to 149,829). Currently, the site is developed with four single-family structures; however they are dilapidated and unoccupied. No people would be displaced as the dwellings are uninhabitable.

The proposed project involves the construction of 55 new dwelling units. The LA County General Plan estimates an average of persons per household in the unincorporated area at 3.85 for multi-family housing. Using this rate, the proposed project would accommodate approximately 211 persons. According to the Los Angeles County 2008 Housing Element, the most recent Regional Housing Needs Assessment (RHNA) allotment for the County Unincorporated areas is 57,176 units from 2008 through 2014 of which 14,425 and 9,073 units shall be affordable to extremely very low and low income household respectively. The proposed project will account for less than 1% of the overall number of units needed to meet the projected affordable housing need of 57,176 units. Therefore, the population and housing impacts of the proposed project will be less than significant.

15. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection? <u>Source: LA County Fire Department</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheriff protection? <u>Source: LA County Sheriff's Department</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The LA County Fire Department provides fire protection services in the unincorporated County area. The closest fire station is Station No. 95, which is located at 137 West Redondo Beach Blvd, Gardena, CA 90248-2220, approximately 2 miles southwest from the project site. The LA County Sheriff's Department provides Sheriff protection services in the unincorporated County area. The closest Sheriff Station is located at 301 South Willowbrook Avenue Compton, CA 90220-3135, approximately 3.4 miles from the project site. The proposed project could generate additional school-aged children, which would increase enrollment at existing school facilities. The Compton School District to be consulted. The project would result in a net increase of 55 dwelling units on-site and would increase the demand for usage of existing parks in the area. There are four parks within one mile of the project site: Enterprise Park, Athens Park, Roy Campanella Park, Willowbrook Park. The proposed increase in population caused by the project is not expected to place significant additional demands upon public safety services, therefore the public services impacts of the project are expected to be less than significant. Library fees will apply to accommodate the increase in population, therefore the impact would be less than significant.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project consistent with the Department of Parks and Recreation Strategic Asset Management Plan for 2020 (SAMP) and the County General Plan standards for the provision of parkland?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project includes both common and private open space and recreation facilities and areas. The common facilities include a garden, atrium, adult patio, children's play area, community hall, basketball court and walkways on the ground level. The private facilities include balconies/decks for each unit. These facilities will be constructed concurrent with the proposed project and will, in and of themselves, have no significant impacts that are not addressed elsewhere in this analysis. As such, there will be no impact.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel, and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Measures of performance effectiveness include those found in the most up-to-date Southern California Association of Governments (SCAG) Regional Transportation Plan, County Congestion Management Plan, and County General Plan Mobility Element.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				
b) Exceed the County Congestion Management Plan (CMP) Transportation Impact Analysis thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				
c) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP, for designated roads or highways (50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

f) Result in inadequate emergency access?

☐☐☒☐

g) Conflict with the Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility Element, or other adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

☐☐☒☐

h) Decrease the performance or safety of alternative transportation facilities?

☐☐☒☐

Per the Department of Public Works, a traffic study is not needed for this project as it will have less than a significant impact .

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 21, Part 21)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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h) Comply with federal, state, and local statutes and regulations related to solid waste?

☐☐☒☐

The demand for water, wastewater treatment, and solid waste disposal attributable to this project is expected to be minimal compared to the amount of services being offered to the service area. The applicant has obtained will serve letters from the Golden State Water Company for water service and Southern California Edison for electricity. Additionally, the County Sanitation Districts of Los Angeles County sent a letter stating that the expected average wastewater flow from the project is 8,580 gallons per day and would be processed at the Joint Water Pollution Control Plant located in the City of Carson. A Standard Urban Storm water Mitigation Plan (SUSMP) is required, to be reviewed by Public Works. The project will be required to comply with the LA County Low Impact Development Ordinance and the Drought Tolerant Landscaping Ordinance.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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10-01629

THE REQUESTS

A Community of Friends (the Applicant) requests the approval of the following discretionary requests:

1. Pursuant to **Section 22.56.010 under Title 22 of the Los Angeles County Code**, the Applicant requests a **Conditional Use Permit** to locate an affordable housing apartment complex on a parcel in the C-2 Zone, because a Conditional Use Permit is required to allow an apartment house in the C-2 Zone, pursuant to **Section 22.28.160**; and
2. Pursuant to **Section 22.56.1880**, the Applicant requests approval of a **Discretionary Housing Permit** for approval of the following "off-menu incentives" (pursuant to Section 22.52.1840 C):
 - a. Reduction of the required parking below that which is permitted via an on-menu incentive item from 73 spaces to 62 parking spaces; and
 - b. Increase in residential density to 55 dwelling units, in lieu of the permitted 17 dwelling units for a 100% affordable project (which exceeds the 50% increase permitted via an on-menu incentive).

PROJECT DESCRIPTION

The Applicant proposes to develop a new, 100% affordable housing project, to be named Avalon Apartments, containing 54 income-restricted units and one manager's unit. The project site is currently developed with four unoccupied single-family structures, which will be demolished. The proposed affordable multi-family housing development will accommodate low- and very low-income individuals and families. As is typical of the Applicant's 30 other similar affordable housing developments located across Los Angeles County, the project will provide an on-site manager as well as a number of services to its residents. These services will be designed to promote independence, wellness, and stability and will include on-site supportive services

Of the fifty-five (55) residential units, thirty-one (31) units are reserved for homeless individuals and very low-income families whose head of household is living with a mental illness. Twenty-three (23) of the remaining units will be reserved for low income families, and one (1) unit will be reserved for the resident manager. The project will have a dedicated resident professional on-site who will coordinate specific services and provide referral services for all residents. The development will also include space for on-site management staff and case managers, a garden area, play area for children, an outdoor plaza, an adult patio, a basketball court, and a community room.

As depicted on the project's site plan, the site consists of approximately 74,914 square feet (1.72 acres) of lot area that is in the C-2 Zone. The proposed project will consist of approximately 50,925 square feet of floor area, with a floor area ratio of approximately 0.68 to 1. Four of the residential units will be handicapped accessible and located on the first floor. The 55 units of deed-restricted affordable housing units provide living opportunities for very low- and

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low-income residents with income levels at or below 50% of Area Median Income (AMI). The apartment unit mix includes 13 one-bedroom units; 22 two-bedroom units; and 20 three-bedroom units. Of these 55 units, one one-bedroom, two two-bedroom and one three-bedroom are fully handicapped accessible units located on the first floor of the project. The proposed site plan provides 62 parking spaces for residents and on-site staff which breaks down to one space per residential unit, four spaces for on-site staff, and three handicapped accessible parking spaces. The project data table below shows that Avalon Apartments is well within the allowable development parameters of the C-2 Zone and the Density Bonus.

Project Data Table

Development Parameter	Permitted in the C-2 Zone	Proposed
Lot Area	74,914 S.F. (1.72 acres)	n/a
Floor Area	no limit	50,925 s.f. 0.68:1 FAR
Landscaping	10% minimum (7,491 s.f.)	17.22% 12,898 s.f.
Residential Floor Area	n/a	46,574 SF
Height	35 feet	35 feet 3 stories
Parking (see details below)	73 spaces (per Density Bonus)	62 spaces

PROJECT SITE

Rectangular in shape, the Project Site is a large commercial property situated along the commercial corridor of Avalon Boulevard in the Willowbrook Enterprise Zoned District of Los Angeles County. The topography of the site is relatively flat terrain. The site consists of two parcels of nearly identical size totaling approximately 74,914 square feet (1.72 acres) of lot area which is zoned C-2. According to the Los Angeles County Tax Assessor records, the Project Site includes the following Assessor Parcel Numbers and property addresses.

APN	Address
6134-001-011	13218 South Avalon Boulevard
6134-001-012	13224 South Avalon Boulevard

The project site is located within the General Plan area of the County of Los Angeles and within the West Rancho Dominguez – Victoria Community Standards District. It is designated "Low Density Residential" under the land use category of the Los Angeles County General Plan.

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The property is currently developed with several dilapidated and unoccupied buildings. The northerly parcel contains a single-family building; two one-story single-family buildings; a garage; and a storage shed. The southerly parcel contains a one-story single-family building and a storage/garage building.

The project site fronts on Avalon Boulevard – a major commercial street that serves local traffic throughout the West Rancho Dominguez community and is served by mass transit, as more fully explained below.

PARKING

As a 100% affordable project located within a 1,500-foot radius of a fully funded mass transit station or bus stop along a major bus route, Avalon Apartments is eligible for an on-menu Density Bonus incentive for reduced parking, pursuant to Section 22.52.1840 B of the Los Angeles County Code. However, the 73 parking spaces that the on-menu parking incentive would permit is still too much parking for the proposed project. Therefore, an off-menu Density Bonus incentive for reduced parking is requested. The table below shows the required, permitted, and proposed parking in greater detail.

Parking Table

Unit Size	Density Bonus	Parking Proposed
0-1 bedrooms 13 total units	0.75 spaces/unit 10 spaces (rounded up)	1 space/unit 13 spaces
2+ bedrooms 42 total units	1.5 spaces/unit 63 spaces	1 space/unit 42 spaces
Staff	n/a	4 spaces
Handicapped Accessible	Included above	3 spaces
Guest Parking	Included above	Included above
Total 55 units	73 spaces required	62 spaces proposed

The Applicant is requesting an “off-menu” incentive for a reduced parking of 62 uncovered parking spaces instead of the required 73 spaces. The proposed project consists of 55 dwelling units, and the Applicant proposes to provide one parking space per unit, along with four parking spaces for management and staff and 3 handicapped parking spaces, for a total of 62 parking spaces. The majority of the tenants (approximately 31 units) for the project will consist of very low-income households that are reserved for homeless individuals and families whose head of household is living with a mental illness. The remaining 23 units are to be occupied by low-income families and are more likely to own vehicles. There will also be one manager’s unit. Given the population mix of the affordable multi-family complex, it is reasonable to assume that a parking ratio of one space per unit will result in an excess of available parking spaces. The requested “off-menu” incentive is necessary to keep the housing set-aside affordable. Without the reduced parking, the Applicant would need to eliminate some of the outdoor recreational amenity areas to provide more surface parking, thus reducing quality of life for individuals and

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families who are already on the brink of homelessness. Providing subterranean parking for the project would render it financially infeasible. In the Applicant's experience with other similar projects that contain similar parking ratios and serve similar populations, the proposed parking will exceed demand at Avalon Apartments. Indeed, most of the parking spaces at the Applicant's other similar projects remain vacant even when the buildings are fully occupied.

PROXIMITY TO PUBLIC TRANSIT

The project site is served by several MTA bus lines that run along the commercial corridor of Avalon Boulevard. In close proximity to the project site are MTA Bus Lines 51, 52, and 352, which stop at Avalon Boulevard and 132nd Street, within one-half block of the subject site. MTA Bus Lines 51, 52 and 352 connect to downtown Los Angeles via San Pedro Street and provide a connection to the 7th Street/Metro Center MTA Rail Line station. They also connect to the MTA Rapid Bus Line 715 along Manchester/Firestone, the MTA Rapid Bus Line 711 along Florence, the MTA Rapid Bus Line 705 along Vernon, the MTA Rapid Bus Line 760, and the MTA Green Rail Line running along 105 Freeway to the north.

SURROUNDING PROPERTIES

The Project Site is located in an area developed with a mix of commercial, retail, light industrial and residential uses. The site is located on the east side of Avalon Boulevard – a 100-foot wide commercial corridor – between 132nd Street to the north and 135th Street to the south.

North: The properties immediately north of the Project Site, are zoned C-2 and include a church, light industrial and warehouse buildings, and a shopping center.

South: To the immediate south, adjacent to the Project Site on the east side of Avalon Boulevard, is a 42-unit residential complex on parcels zoned C-2.

East: To the immediate east, at the rear of the Project Site, the property is zoned R-1 and developed with a public right-of-way for power lines owned by the City of Los Angeles Department of Water Power. The DWP right-of-way, adjacent to the subject property, is approximately 106 feet in width and buffers the single family residences located to the east from the subject property, also in the R-1 Zone.

West: To the immediate west, across Avalon Boulevard, properties are zoned C-2-CRS and are developed with multi-family residential buildings.

STREETS AND CIRCULATION

Avalon Boulevard is improved to a width of 100 feet. According to the street map on the Los Angeles County GIS-NET, no street dedication is required.

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PREVIOUS CASES

CUP 04-014: Application submitted to Department of Regional Planning in January, 2004 to create 65 units of affordable housing, including 33 three-bedroom units, 21 two-bedroom units and 10 one-bedroom units. The unit mix changed in February 2004 to 25 three-bedroom units, 24 two-bedroom units and 16 one-bedroom units. Required parking was 95 spaces (59 standard spaces, 32 tandem and 4 handicapped spaces). Residential buildings were 3-stories with 54,300 square feet of floor area. Project was later reduced to 55 units before becoming inactive.

Beyond Shelter Housing Development, the "Applicant" for CUP 04-014, submitted a letter, dated September 22, 2010, to the Department of Regional Planning to withdraw its zoning permit application for the Avalon II Family Apartments project.

Ordinance No. 2000-0066 (Zoning Case No. 99194): Rezoned the subject site and the adjacent parcel to the south to C-2 Zone, as adopted on November 14, 2000

Ordinance No. 6139 (Zoning Case No. 2498): Rezoned the subject property and the adjacent parcel to the south to M-1 Zone, effective February 13, 1953. The M-1 Zone extended to El Segundo Blvd to the north.

SURROUNDING CASES

Project No. 96-148 (CUP, ZC): At its meeting on May 27, 1997, the Board of Supervisors changed the zone from M-1 to R-2 (Ordinance No. 970023Z [Zoning Case No. 96148]); approved a CUP and a density bonus of 50% above the density routinely allowed in the R-2 Zone, to develop 42 very low-income senior citizen housing units located at 13232 Avalon Blvd (immediately south of the project site). The Board approved the attached Negative Declaration. A finding was made that the change of zone is consistent with the provisions of the Low-Density Residential classification of the General Plan.

Ordinance No. 970023Z (Zoning Case No. 96148): See above.

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CONDITIONAL USE PERMIT

BURDEN OF PROOF

In addition to the information required in the application, the Applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission the following facts:

A. That the requested use at the location will not:

- 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or**
- 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or**
- 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

The Applicant is requesting a conditional use permit to locate an affordable housing apartment complex on a parcel in the C-2 Zone, pursuant to Section 22.56.010 of the Los Angeles County Code. The Zoning Code, pursuant to Section 22.28.160, requires a conditional use permit for the development of a residential project in the commercial zone. The Applicant proposes fifty-five (55) affordable units, of which thirty-one (31) units are reserved for homeless individuals and very low-income families whose head of household is living with a mental illness, twenty-three (23) units are reserved for low-income families, and one unit reserved for the resident manager. The Applicant has extensive experience owning and operating 30 similar affordable housing developments throughout Los Angeles County.

The project will have a dedicated resident services professional on-site who will coordinate specific services and provide referral services for all residents. They will be designed to promote independence, wellness and stability and will include on-site supportive services. The development will also include space for on-site management staff and case managers, a garden area, a play area for children, an outdoor plaza, a community room, an adult patio, and a basketball court. The Applicant proposes a project that does not adversely affect the surrounding area, is not materially detrimental to the use of other property in the vicinity and does not jeopardize the public health, safety or general welfare.

The project vicinity is characterized by a mix of uses, including multi-family residential, commercial, retail (a shopping center), a church, and light industrial. The properties adjacent to the west, across Avalon Boulevard, are zoned C-2-CRS. As noted in Section 22.40.540 of the County Code, the intent and purpose of the CRS zone is "established in order to provide for combining commercial and residential uses subject to specific development standards and director's review. It is the intent of this zone to encourage combining these uses in order to provide additional opportunities for housing development and to reduce transportation costs, energy consumption and air pollution." This CRS zone designation recognizes that Avalon Boulevard is a major commercial corridor, despite the predominance of residential properties south of 132nd Street. The mix of residential, commercial and light industrial uses along both sides of Avalon Boulevard indicates that the health, peace, comfort or welfare of persons residing or working in the surrounding area will not be disturbed by the development of the proposed project. Additionally, there is no evidence that the proposed project will be materially

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detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. To the contrary, the proposed project is designed to be comparable in size and scope to the affordable senior housing complex adjacent to the subject property. Providing for affordable housing with supportive services, and even increasing the supply of affordable housing, does not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The project will be managed by professional staff to attend to the particular needs of the tenants and will fit in well with the diversity of uses in the general vicinity.

The County of Los Angeles has long recognized that affordable housing has not been readily made available or easily obtained. In 1978 virtually all new single-family housing was being built for the upper-income market. The adopted 1980 General Plan, in its "General Goals and Policies" chapter, recognized this trend, stating: "Almost no new housing is being built for middle-income households and even less for households with lower incomes. These households are left with older units at inflated prices." In adopting the 1980 General Plan, the Regional Planning Commission established a policy direction to, among other things, "promote a more concentrated urban pattern," and "focus new development in suitable locations." In support of this policy direction, the "Land Use and Urban Development Pattern" policies included the following:

17. Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.
18. Maintain a balance between increased intensity of development and the capacity of needed facilities such as transportation, water and sewage systems.
19. Revitalize declining portions of existing urban development, with particular attention to deteriorated industrial and low income residential areas.

The General Plan's "Housing and Community Development" includes the following policies:

45. Increase the availability of low and moderate income housing and encourage its distribution throughout the urban area.
47. Promote the provision of an adequate supply of housing by location, type and price.

The "Land Use Element" chapter of the 1980 General Plan analyzed land use trends between 1970 and 1975, noting that within "established urban areas, where vacant land is scarce, relatively high-intensity uses became the dominant form of new development." The General Plan also notes that properties in older urban areas were "recycled from less-intensive uses to medium- and high-density housing." The proposed project is consistent and compatible with these policies and objectives of the adopted 1980 General Plan. The existing subject property is inefficiently used. The unoccupied single-family structures are deteriorated beyond repair or rehabilitation. They need to be demolished. Avalon Apartments is a more efficient use of the land and will improve the area. The immediate area, which includes low income residential areas, is in need of revitalization. This is in line with the trend that the General Plan observes: "...[T]he concentration of new development within existing urban areas allows for more efficient utilization of public services and facilities, reduced energy consumption, and improved air and water quality." Policies in the "Land Use Element" include a policy statement to use land more

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efficiently, noting that “as readily developable prime land becomes increasingly scarce, there is a growing need to treat remaining supplies as a valuable resource.” In support of this statement, the General Plan includes a policy to “concentrate well-designed, high-density housing in and adjacent to centers to provide convenient access to jobs and services without sacrificing livability or environmental quality.” (page III-11). The Draft General Plan Update and the adopted Housing Element also call for the development of affordable housing near employment opportunities and public mass transit, both of which are readily proximate to the project site.

As the General Plan seeks to increase the availability of low-income housing, the Applicant proposes the type of high-quality housing that fulfills the policy of providing an adequate supply of housing in all locations, types and prices. The proposed project will increase the availability of low-income housing to a wider range of tenants – including housing available to individuals and families struggling with mental illness. The location of the proposed project is suitable for increased density because the infrastructure is in place for water and sewage systems, and public transportation is readily available and accessible for new tenants.

The General Plan views that land use planning policies must be coordinated with transportation improvements. The “Transportation Element” chapter of the adopted 1980 General Plan recognizes that the pattern of development in Los Angeles County has been “dispersed, relatively low-density land use, which, in the past, has encouraged the expansion of urban uses into sparsely populated or rural areas.” In an effort to make more efficient use of available land, the Transportation Element advocates that “urban land uses must be encouraged to take a more concentrated pattern and the older urban areas maintained as attractive places to live and work.” It also contends that “new medium- and high-density residential development and new intensive commercial development should be located in proximity to public transportation service to increase patronage, conserve energy, reduce pollution and increase mobility.” (page V-3). This policy is essentially identical in spirit to the Land Use Element policy that seeks to concentrate high-density housing in and adjacent to centers for employment and services. The proposed project would do just that – bring high-density housing to an existing center of employment and services. Avalon Apartment’s residents will easily access jobs and various shopping and service opportunities in the immediate neighborhood.

In its initial preparation of a comprehensive update of the 1980 General Plan, the County released a draft document to establish new goals and policies entitled “Shaping the Future 2025.” This General Plan Update framework advocates several countywide strategies, including a Housing Strategy. The Housing Strategy identifies “low- and moderate-income housing” to be encouraged throughout the urban area. The General Plan Update’s draft Land Use Element sets forth the following goals and policies:

Goal L-1: Land used efficiently to accommodate the needs of an expanding population.

Policy L-1.12: Support efforts to increase the supply of affordable housing, including rehabilitation of existing stock, density bonuses, second unit conversions, and County procedural practices that encourage private sector and public/private partnerships.

The General Plan Update’s Housing Element emphasizes the special housing needs of target population groups, including the homeless, and sets forth the following goals and policies:

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Goal H-1: A wide range of housing types in sufficient quantity to meet the needs of current and future residents, particularly persons and households with special needs, including but not limited to lower-income households, senior citizens, and the homeless.

Policy H-1.1: Coordinate with the private sector in the development of a variety of affordable and special needs housing for both rental and homeownership. Where appropriate, promote such development by the use of incentives.

Policy H-1.2: Assist private nonprofit housing developers in locating and aggregating suitable sites for developing housing for very low and low-income households and for other special need groups.

Goal H-4: Accessibility to adequate housing, employment centers and availability of community services for all persons without discrimination in accordance with federal and state fair housing laws.

Policy H-4.2: Support the development of affordable housing near employment opportunities and/or within a reasonable distance of public mass transit.

As reflected in "Shaping the Future 2025," the General Plan Update expressly recognizes the need to establish countywide strategies to increase the availability of low-income housing, while particularly addressing the special needs of the homeless. The General Plan Update specifically identifies the imperative for the government to promote affordable housing by means of incentives by working with the private sector and assisting nonprofit housing developers. The Applicant is a nonprofit housing developer that will give the County the opportunity to act on this need.

Following "Shaping the Future 2025," the County prepared the 2008 Draft General Plan, which contains several planning assumptions, such as in Chapter 2: that "housing demand, especially for affordable housing, will remain high," and that "higher density housing is needed to balance shortages of land for development and the increasing needs for housing and commerce." In Chapter 3, the Land Use Element of the Draft General Plan proposes a "smart growth" strategy that results in the "best outcomes for each individual community." For example, the Draft General Plan states that "smart growth in the County's southern basin involves increasing residential and commercial densities along designated transit corridors, encouraging infill activity and economic investment, and protecting existing community character." The proposed project is located in the County's southern basin and along a designated transit corridor, thereby implementing the County's smart growth strategy.

Chapter 3, the Land Use Element, sets forth the following smart growth principles:

- Prioritize development of vacant and underutilized parcels within the County's existing urban areas;
- Concentrate development along existing public transit corridors; and
- Increase density along public transit corridors and within a quarter mile radius of transit hubs.

It also includes the following goals and policies that apply to land use:

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Goal LU-1: Efficient and progressive smart growth land use policies that address the diverse needs of all County residents.

Policy LU-1.1: Encourage urban infill development on vacant, underutilized sites, and brownfield areas.

Policy LU-1.4: Promote land use practices that encourage housing to be developed in proximity to employment opportunities.

Policy LU-1.5: Encourage compact development and increased residential density in appropriately designated areas.

Policy LU-1.6: Support creative housing development that provides mixed-income, affordable, and rental housing in various housing types and densities.

Both the "Shaping the Future 2025" General Plan Update framework and the 2008 Draft General Plan establish several goals and policies to achieve affordable low-income housing that accommodates persons with special needs, such as the proposed housing with supportive services. The Applicant is the type of nonprofit affordable housing developer that the County has specifically identified as a partner in its efforts to locate affordable housing on suitable sites. The proposed new housing project is an urban infill development on an underutilized, abandoned site that is located in a commercial corridor where employment opportunities exist at neighboring commercial, retail and industrial properties.

On August 5, 2008, the Los Angeles County Board of Supervisors adopted the Housing Element, which serves as a policy guide to address the housing issues, especially low- and moderate-income housing. In Chapter 1, entitled "Goals and Policies," the Housing Element notes that the "County places particular emphasis on providing housing opportunities to low-income households and those with special needs, such as seniors, persons with disabilities, the homeless, and those in transitional living situations," some of which are populations that Avalon Apartments will serve. Accordingly, the Housing Element sets forth the following policies to guide future development toward the production of a diverse housing supply:

Goal 1: A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly persons with special needs, including but not limited to low income households, seniors, persons with disabilities, single-parent households, the homeless and at-risk homeless, and farmworkers.

Policy 1.2: Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of affordable housing and housing for persons with special needs.

Policy 1.3: Coordinate with the private sector in the development of affordable and special needs housing for both rental and homeownership. Where appropriate, promote such development through incentives.

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Policy 1.4: Assist private nonprofit housing developers in identifying and consolidating suitable sites for developing housing for low income households and other special needs groups.

Goal 2: Sustainable communities with access to employment opportunities, community facilities and services, and other amenities.

Policy 2.1: Support the development of affordable housing near employment opportunities and/or within a reasonable distance of public transportation.

Goal 4: A housing delivery system that provides assistance to low and moderate income households and those with special needs.

Policy 4.1: Provide financial assistance and supportive services to assist low and moderate income households and those with special needs to attain and maintain affordable and adequate housing.

In Chapter 2, entitled "Programs and Resources," the Housing Element notes that commercial sites offer the best potential for residential development. It maintains that the "majority of future residential development is expected to occur along commercial corridors and around transit centers under the County's Mixed Use Ordinance and Transit Oriented Districts Ordinance. Vacant and underutilized commercial sites can potentially accommodate approximately 14,000 units in the unincorporated areas." The project site is exactly the type of commercial site that the Housing Element describes. Therefore, Avalon Apartments will not be materially detrimental to the use, enjoyment or valuation of property of other persons in the vicinity of the site. The County implicitly acknowledges the need for the requested Conditional Use Permit to locate housing in a commercial zone.

The "Programs and Resources" chapter of the Housing Element notes that "State law mandates that local jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community." Further, the State law requires local jurisdictions to provide a share of the region's projected housing needs – the Regional Housing Needs Assessment (RHNA) allocation – for each designated planning period. The County of Los Angeles has been allocated an RHNA of 57,176 units, of which 23,498 units (approximately 41%) are designated for extremely low-/very low-income and low-income. The RHNA allocation of 41% of units to be available for very low-and low-income households is, at best, difficult to achieve. Approving the requested Conditional Use Permit will allow the proposed project to add 55 units to the affordable housing stock, thereby assisting the County's efforts to comply with RHNA requirements.

As noted above, the County recognizes the need to provide housing for low-income households, particularly for persons with special needs, such as those that the proposed project will house. For example, in the "Housing Analyses" (contained in Chapter 3 of the Housing Element), the County acknowledges the importance of making housing opportunities available to people with special needs because such persons are recognized as those who "face greater challenges in finding available housing." Special needs groups are identified as those who include the homeless and persons with disabilities, a category that includes individuals with a mental illness. The Housing Element recognizes that persons with disabilities must be accommodated

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with protections and notes the following: "Under State and Federal laws, local governments are required to provide 'reasonable accommodation' to persons with disabilities when exercising planning and zoning powers." Permitting an affordable housing project that provides more than half of its units for the homeless where the head of the household has a mental illness is the type of "reasonable accommodation" that is contemplated by Federal and State laws. Meanwhile, the Housing Element also recognizes that "homelessness is an increasing and persistent problem in Los Angeles County." Unlike projects that provide transitional housing facilities or emergency shelter beds, the Applicant proposes to set aside the majority of the project's units for permanent housing for households with homeless individuals. The proposed combination of housing for the homeless, people with mental disabilities and low-income households addresses several of the challenges noted in the Housing Element.

A Conditional Use Permit for this affordable housing development will implement the County's housing goals and policies set forth in the recently adopted Los Angeles County 2008-2014 Housing Element. In the Goals and Policies chapter, the Housing Element states that the "County places particular emphasis on providing housing opportunities to low-income households and those with special needs, such as seniors, persons with disabilities, the homeless, and those in transitional living situations." Accordingly, the Housing Element proposes policies that are designed to guide future development toward a diverse housing supply that meets the varied needs of the population as a whole. The Applicant proposes an affordable housing complex on commercial land that does not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. Nor is the proposed project detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. To the contrary, the project is highly compatible with its varied surrounding land uses, especially the adjacent 42-unit affordable senior housing project. Given its compatibility with surrounding commercial and residential properties and other uses in the vicinity, the proposed project does not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.**

No deviations are being requested, as the proposed project can comply with and provide all of the Code-required design elements. The 1.72 acre site is adequate in size and shape to accommodate the approximately 50,925 square feet of floor area for 55 dwelling units, laundry rooms, a community hall that includes kitchen and storage space, and maintenance space. The lot coverage of the proposed project covers roughly 24% of the property's lot area, while approximately 31% of the lot area is devoted to concrete paved areas for parking and driveways. Additionally, approximately 17% of the lot area is devoted to landscaped areas that include a front yard garden, green areas within the atrium, and landscape buffers around the site's perimeter. Another approximately 28% of the lot area is devoted to hardscaped open space that includes such recreational amenities as the children's playground, an outdoor plaza, the adult patio, and the basketball court. Avalon Apartments includes several significant landscape features, such as the landscape garden that occupies the majority of the front yard, the landscaped atrium, the open plaza that is surrounded by residential units, the children's play

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area, the adult patio (with landscaped buffer areas), the outdoor basketball court, the buffering areas surrounding the surface parking lot, and the pocket landscaped areas near walkways. Visually, the project will be constructed in a contemporary architectural style that would be compatible with the adjacent 42-unit senior housing development.

The project adheres to the development standards required by Section 22.28.170 of the County Code for the C-2 Zone, as shown in the table below.

Project Data Table

Development Parameter	Permitted in the C-2 Zone	Proposed
Lot Area	74,914 S.F. (1.72 acres)	n/a
Floor Area	no limit	50,925 s.f. 0.68:1 FAR
Landscaping	10% minimum (7,491 s.f.)	17.22% 12,898 s.f.
Residential Floor Area	n/a	46,574 SF
Height	35 feet	35 feet 3 stories
Parking (see pages 3-4)	73 spaces (per Density Bonus)	62 spaces

In addition, the project proposes to provide solid masonry walls along the front, side and rear lot lines as required by Section 22.52.1060 of the County Code. The project does not include any outdoor storage, which is not permitted in the C-2 Zone. Parking on-site is proposed to be accessed by a driveway fronting on Avalon Boulevard, a major highway on a commercial corridor. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading, landscaping and other development features prescribed in Title 22 of the County Code, and as proposed, the project will integrate its use with the surrounding area.

C. That the proposed site is adequately served:

- 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and**
- 2. By other public or private service facilities as are required.**

Traffic impacts are even further reduced as tenants are low and very low income persons or households, and consequently many residents will not maintain vehicles on-site and will instead avail themselves of the several public transit options that serve the subject property. The project site is adequately served by Avalon Boulevard, a four-lane major highway that provides the primary access to the 91 Freeway to the south, to the 105 Freeway to the north, and to the 110 Freeway to the west by way of El Segundo Boulevard. Rosecrans Boulevard, an east-west four-lane artery, is located approximately three quarters of a mile to the south and is easily accessed by Avalon Boulevard. As a commercial corridor in the community, Avalon Boulevard is a major highway, 100 feet in width, serving the mix of commercial, residential and industrial

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properties located in the immediate vicinity. All traffic to the project site is by way of Avalon Boulevard, thereby lessening any impact on residential properties that adjoin to the west and the south along Avalon Boulevard. Potential traffic impacts are even less likely because tenants are low- and very low-income persons or households that for the most part will probably not own vehicles and will, instead, utilize public transit. The 1980 General Plan proposes that "Access, egress and onsite parking should be provided in a manner which maximizes safety and convenience, and minimizes adverse impacts on surrounding neighborhood and community land use patterns." This policy applies to the subject property, which is zoned commercial but is proposed for multi-family residential uses. Access to and from the proposed site is from Avalon Boulevard, where traffic is directed to connect with other major streets and freeways, thereby avoiding the numerous residential streets that connect to the east and west sides of Avalon Boulevard. The easy access from the proposed site to major streets and freeways minimizes any adverse impacts. Avalon Boulevard, which is 100 feet wide, is of a sufficient width and improved to carry the kind and quantity of traffic that the proposed multi-family residential project would generate.

The project site is also served by various public and private service facilities as are required. The existing and proposed sewer connections are provided by the Sanitation Districts of Los Angeles County. Water is supplied by the Golden State Water Company. The Southern California Gas Company and Southern California Edison provide the gas and electric utilities, respectively. Waste disposal services are provided by Allied Waste Services. The project site is served by the Compton Unified School District.

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DISCRETIONARY HOUSING PERMIT

BURDEN OF PROOF

In addition to providing the information required in the application by Section 22.56.2800 and meeting the requirements for qualified projects, an Applicant for a discretionary housing permit to permit off-menu requests to reduce parking and increase the permitted residential density shall substantiate to the satisfaction of the commission the following facts:

A. That the requested use at the location will not:

- 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or**
- 2. Be detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or**
- 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

The Applicant is requesting approval of a discretionary housing permit to allow "off-menu incentives" for reduced parking and increased density, pursuant to Section 22.52.1840 C of the Los Angeles County Code. The proposed project is a 100% affordable housing project with 55 units, of which 31 units are reserved for homeless individuals and very low-income families whose head of household is living with a mental illness, 23 units will be reserved for low-income families, and 1 unit will be reserved for the resident manager. The project site, though located on commercial land that is zoned C-2, has a Category 1 land use designation of Low Density Residential, which permits up to six dwelling units per acre. The project site, approximately 1.9 acres for gross lot area, would be permitted a pre-density bonus maximum of 11.4 units, which would result in 17 units pursuant to the "on-menu" incentive of a 50% density bonus allowed for a project setting aside 100% of its units for affordable housing.

The Applicant requests a residential density of 55 affordable dwelling units to enable the development to reach an economy of scale that balances the public funding and subsidies available to the development with the projected construction costs, as well as the development's rental income with the projected annual operating expenses. As outlined in attached Exhibit 1, the development of a 55-unit affordable housing complex can obtain \$17,329,530 in public subsidies, which will provide enough funds to meet the projected development costs outlined in Exhibit 2. At a lower density (i.e., without the requested Density Bonus), the development would not only lose \$3 million in capital funds from the Mental Health Services Act, but the project would also be eligible for far less capital funds from the Los Angeles County Community Development Commission and the Federal Low Income Housing Tax Credit program, which would render the construction of the development infeasible. In regard to the ongoing operations of the development, Exhibit 3 provides a 15-year cash-flow projection that demonstrates how the 55-unit development's revenues meet or exceed its expenses. However, there is an inverse relationship between a development's unit count/rental income and its operating expense per unit. As a development's unit count/income decreases the operating expense per unit increases. As a result, reducing the development's unit count would create an imbalance in the development's operation, allowing its expenses to ultimately exceed its revenue and leaving the building on the verge of foreclosure. Consequently, the Applicant

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requests approval of a discretionary housing permit to increase the residential density via an off-menu Density Bonus incentive. The requested incentive contributes to maintaining the affordability of the proposed project. The requested density of 55 affordable dwelling units is the only financially feasible method to avoid the development of a project that would otherwise be unaffordable to the very low and lower income households that will occupy the residential units.

The proposed project is requesting a residential density that is comparable to the 42-unit senior affordable housing on the property immediately adjacent to the south of the project site. That project provides less than a 1:1 parking ratio (38 spaces for 42 units), which is below the proposed project's requested parking. The Applicant requests approval of parking for an affordable project that is located within a 1,500-foot radius of a bus stop along a major bus route from the 73 spaces permitted by an on-menu incentive item to 62 spaces. The project will provide one parking space for each unit. Given that the project will house individuals and families at or below 50% AMI, most of these tenants will not own personal vehicles. Instead, they will use the numerous mass transit options are available on Avalon Boulevard, thereby reducing the need for many residents to own vehicles.

The arrangement of the apartment buildings on the site is designed to maximize open space areas – exceeding the required 10% landscaping requirements and providing hardscape activity areas: basketball court, adult patio, children's play area, outdoor plaza and walkways. To expand the parking area to accommodate the required 73 spaces instead of 62 would require removing much-needed outdoor amenities, most likely the basketball court at the rear of the property and perhaps portions of the children's play area and the adult patio. These are the types of amenities that are sorely lacking in low-income areas; removing them will have a distinct negative impact on the quality of life for Avalon Apartment's residents. Providing subterranean parking for the project would render it financially infeasible. In the Applicant's experience with other similar projects that contain similar parking ratios and serve similar populations, the proposed parking will exceed demand at Avalon Apartments. Indeed, most of the parking spaces at the Applicant's other similar projects remain vacant even when the buildings are fully occupied. These requested "off-menu" incentives are required in order to keep the housing set-aside affordable.

In the matter of Zoning Case No. 96-148-(2) for the adjacent development of 42 affordable senior housing units on the property adjacent to the subject property, the Department of Regional Planning staff report indicated that routine parking requirements per the County Zoning Ordinance would require that 73 off-street parking spaces be provided for the proposed 42 one-bedroom units. Nevertheless, the applicant proposed to provide 38 uncovered off-street parking spaces. In adopting the zone change in Zoning Case No. 96-148-(2), the Regional Planning Commission made a finding that the "applicant's plot plan depicts one two-story structure accommodating 42 apartment units with 38 uncovered off-street parking spaces." Thus, the Regional Planning Commission approved less parking for a similar affordable housing project, one that results in less than one parking space per unit and does not include parking for staff or additional handicapped spaces. For the subject property, a qualified project in which 100% of the units are set aside for low- and very low-income households and at a location within 1,500 feet of a bus stop along a major bus route would have been required to provide 73 parking spaces as an "on-menu incentive." The Applicant requests an "off-menu incentive" for an approximately 15% reduction from the density bonus required parking which will still provide

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one parking space for each dwelling unit and additional spaces for management staff and for handicapped parking.

The subject property is located on Avalon Boulevard, a major commercial corridor that is served by mass transit. Additionally, the surrounding area includes a combination of residential, commercial and industrial uses. Adjacent residential properties across Avalon Boulevard are zoned C-2-CRS, a zoning designation that encourages combining residential and commercial uses "in order to provide additional opportunities for housing development and to reduce transportation costs, energy consumption and air pollution," according to the intent of the CRS zone as noted in Section 22.40.540 of the County Code. The mix of residential, commercial and light industrial uses along both sides of Avalon Boulevard indicates that the health, peace, comfort or welfare of persons residing or working in the surrounding area will not be disturbed by the development of the proposed project with its reduced parking and increased density. Additionally, there is no evidence that the proposed project will be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. To the contrary, the proposed project is designed to be comparable in size and scope to the affordable senior housing complex located adjacent to the subject property. Providing housing with supportive services and increasing the supply of affordable housing does not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The project will be managed by professional staff to attend to the particular needs of the tenants and will fit in well with the diversity of uses in the general vicinity.

The County of Los Angeles has long recognized that affordable housing has not been readily made available or easily obtained. In 1978 virtually all new single-family housing was being built for the upper-income market. The adopted 1980 General Plan, in its "General Goals and Policies" chapter, recognized this trend, stating: "Almost no new housing is being built for middle income households and even less for households with lower incomes. These households are left with older units at inflated prices." In adopting the 1980 General Plan, the Regional Planning Commission established a policy direction to, among other things, "promote a more concentrated urban pattern," and "focus new development in suitable locations." In support of this policy direction, the "Land Use and Urban Development Pattern" policies included the following:

17. Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.
18. Maintain a balance between increased intensity of development and the capacity of needed facilities such as transportation, water and sewage systems.
19. Revitalize declining portions of existing urban development, with particular attention to deteriorated industrial and low income residential areas.

The General Plan's "Housing and Community Development" includes the following policies:

45. Increase the availability of low and moderate income housing and encourage its distribution throughout the urban area.
47. Promote the provision of an adequate supply of housing by location, type and price.

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The "Land Use Element" chapter of the 1980 General Plan analyzed land use trends between 1970 and 1975, noting that within "established urban areas, where vacant land is scarce, relatively high-intensity uses became the dominant form of new development." The General Plan also notes that properties in older urban areas were "recycled from less intensive uses to medium and high density housing." As long ago as 1980, the County of Los Angeles recognized that higher density, such as is proposed for the subject property, is appropriate in an urban area where housing is located with convenient access to transit and jobs. As recently as 1997, the County recognized that development of a similar high density affordable multi-family residential project was desirable on the land adjacent to the subject property that was once zoned industrial and subsequently rezoned to a commercial designation.

The proposed project is consistent and compatible with these policies and objectives of the adopted 1980 General Plan. The existing subject property is inefficiently used. The unoccupied single-family structures are deteriorated beyond repair or rehabilitation. They need to be demolished. Avalon Apartments is a more efficient use of the land and will improve the area. The immediate area, which includes low-income residential areas, is in need of revitalization. This is in line with the trend that the General Plan observes: "...[T]he concentration of new development within existing urban areas allows for more efficient utilization of public services and facilities, reduced energy consumption, and improved air and water quality." Policies in the "Land Use Element" include a policy statement to use land more efficiently, noting that "as readily developable prime land becomes increasingly scarce, there is a growing need to treat remaining supplies as a valuable resource." In support of this statement, the General Plan includes a policy to "concentrate well-designed, high-density housing in and adjacent to centers to provide convenient access to jobs and services without sacrificing livability or environmental quality." (page III-11). The Draft General Plan Update and the adopted Housing Element also call for the development of affordable housing near employment opportunities and public mass transit, both of which are readily proximate to the project site. As the General Plan seeks to increase the availability of low-income housing, the Applicant proposes the type of high-quality housing that fulfills the policy of providing an adequate supply of housing in all locations, types and prices. The proposed project will increase the availability of low- and very low-income housing to a wider range of tenants – including housing available to individuals and families struggling with mental illness. The location of the proposed project is suitable for increased density because the infrastructure is in place for water and sewage systems, and public transportation is readily available and accessible for new tenants.

The General Plan views that land use planning policies must be coordinated with transportation improvements. The "Transportation Element" chapter of the adopted 1980 General Plan recognizes that the pattern of development in Los Angeles County has been "dispersed, relatively low-density land use, which, in the past, has encouraged the expansion of urban uses into sparsely populated or rural areas." In an effort to make more efficient use of available land, the Transportation Element advocates that "urban land uses must be encouraged to take a more concentrated pattern and the older urban areas maintained as attractive places to live and work." It also contends that "new medium- and high-density residential development and new intensive commercial development should be located in proximity to public transportation service to increase patronage, conserve energy, reduce pollution and increase mobility." (page V-3). This policy view is essentially identical in spirit to the Land Use Element policy that seeks to concentrate high density housing in and adjacent to centers for employment and services.

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The proposed project would do just that – bring high-density housing to an existing center of employment and services. Avalon Apartment's residents will easily access jobs and various shopping and service opportunities in the immediate neighborhood.

In its initial preparation of a comprehensive update of the 1980 General Plan, the County released a draft document to establish new goals and policies entitled "Shaping the Future 2025." This General Plan Update framework advocates several countywide strategies, including a Housing Strategy. The Housing Strategy identifies "low and moderate income housing" to be encouraged throughout the urban area. The General Plan Update's draft Land Use Element sets forth the following goals and policies:

Goal L-1: Land used efficiently to accommodate the needs of an expanding population.

Policy L-1.12: Support efforts to increase the supply of affordable housing, including rehabilitation of existing stock, density bonuses, second unit conversions, and County procedural practices that encourage private sector and public/private partnerships.

The General Plan Update's Housing Element emphasizes the special housing needs of target population groups, including the homeless, and sets forth the following goals and policies:

Goal H-1: A wide range of housing types in sufficient quantity to meet the needs of current and future residents, particularly persons and households with special needs, including but not limited to lower-income households, senior citizens, and the homeless.

Policy H-1.1: Coordinate with the private sector in the development of a variety of affordable and special needs housing for both rental and homeownership. Where appropriate, promote such development by the use of incentives.

Policy H-1.2: Assist private nonprofit housing developers in locating and aggregating suitable sites for developing housing for very low and low-income households and for other special need groups.

Goal H-4: Accessibility to adequate housing, employment centers and availability of community services for all persons without discrimination in accordance with federal and state fair housing laws.

Policy H-4.2: Support the development of affordable housing near employment opportunities and/or within a reasonable distance of public mass transit.

As reflected in "Shaping the Future 2025," the General Plan Update expressly recognizes the need to establish countywide strategies to increase the availability of low-income housing, while particularly addressing the special needs of the homeless. The General Plan Update specifically identifies the imperative for the government to promote affordable housing by means of incentives by working with the private sector and assisting nonprofit housing developers. The Applicant is a nonprofit housing developer that will give the County the opportunity to act on this need.

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Following "Shaping the Future 2025," the County prepared the 2008 Draft General Plan, which contains several planning assumptions, such as in Chapter 2: that "housing demand, especially for affordable housing, will remain high," and that "higher density housing is needed to balance shortages of land for development and the increasing needs for housing and commerce." In Chapter 3, the Land Use Element of the Draft General Plan proposes a "smart growth" strategy that results in the "best outcomes for each individual community." For example, the Draft General Plan states that "smart growth in the County's southern basin involves increasing residential and commercial densities along designated transit corridors, encouraging infill activity and economic investment, and protecting existing community character." The proposed project is located in the County's southern basin and along a designated transit corridor, thereby implementing the County's smart growth strategy. The smart growth approach recognizes that increased density along public transit corridors is a desirable form of development. The Applicant proposes a density at the subject property that is consistent with the smart growth principles.

Chapter 3, the Land Use Element, sets forth the following smart growth principles:

- Prioritize development of vacant and underutilized parcels within the County's existing urban areas;
- Concentrate development along existing public transit corridors; and
- Increase density along public transit corridors and within a quarter mile radius of transit hubs.

It also includes the following goals and policies that apply to land use:

Goal LU-1: Efficient and progressive smart growth land use policies that address the diverse needs of all County residents.

Policy LU-1.1: Encourage urban infill development on vacant, underutilized sites, and brownfield areas.

Policy LU-1.4: Promote land use practices that encourage housing to be developed in proximity to employment opportunities.

Policy LU-1.5: Encourage compact development and increased residential density in appropriately designated areas.

Policy LU-1.6: Support creative housing development that provides mixed-income, affordable, and rental housing in various housing types and densities.

Both the "Shaping the Future 2025" General Plan Update framework and the 2008 Draft General Plan establish several goals and policies to achieve affordable low-income housing that accommodates persons with special needs, such as the proposed housing with supportive social services. The Applicant is the type of nonprofit affordable housing developer that the County has specifically identified as a partner in its efforts to locate affordable housing on suitable sites. The proposed new housing project is an urban infill development on an underutilized, abandoned site that is located in a commercial corridor where employment opportunities exist at neighboring commercial, retail and industrial properties.

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On August 5, 2008, the Los Angeles County Board of Supervisors adopted the 2008-2014 Housing Element, which serves as a policy guide to address the housing issues, especially low- and moderate- income housing. In Chapter 1, entitled "Goals and Policies," the Housing Element notes that the "County places particular emphasis on providing housing opportunities to low income households and those with special needs, such as seniors, persons with disabilities, the homeless, and those in transitional living situations," some of which are populations that Avalon Apartments will serve. Accordingly, the Housing Element sets forth the following policies to guide future development toward the production of a diverse housing supply:

Goal 1: A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly persons with special needs, including but not limited to low income households, seniors, persons with disabilities, single-parent households, the homeless and at-risk homeless, and farmworkers.

Policy 1.2: Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of affordable housing and housing for persons with special needs.

Policy 1.3: Coordinate with the private sector in the development of affordable and special needs housing for both rental and homeownership. Where appropriate, promote such development through incentives.

Policy 1.4: Assist private nonprofit housing developers in identifying and consolidating suitable sites for developing housing for low income households and other special needs groups.

Goal 2: Sustainable communities with access to employment opportunities, community facilities and services, and other amenities.

Policy 2.1: Support the development of affordable housing near employment opportunities and/or within a reasonable distance of public transportation.

Goal 4: A housing delivery system that provides assistance to low and moderate income households and those with special needs.

Policy 4.1: Provide financial assistance and supportive services to assist low and moderate income households and those with special needs to attain and maintain affordable and adequate housing.

The stated Goals and Policies of the Housing Element have particular relevance to the proposed density of the 100% affordable housing project. The Applicant proposes to reserve the majority of its low-income units to serve the special needs of homeless individuals and low-income families whose head of household is living with a mental illness. Assisted by a local service provider, the Applicant will provide a wide range of professional services, including mental and medical healthcare and various training and education programs. In order to provide these vital services, the Applicant must operate a facility sufficiently large enough to accommodate the management and professional staff necessary. Moreover, to make the

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project financially feasible, the Applicant must have the type of density requested in this application to sustain the various costs associated with supplying the comprehensive services needed for the benefit of the residents with special needs. To be a sustainable affordable housing project, the Applicant requires a project of this size to deliver the needed services. Therefore, the incentives requested by this discretionary housing permit are necessary to provide and preserve affordable housing for persons with special needs.

In Chapter 2, entitled "Programs and Resources," the Housing Element notes that commercial sites offer the best potential for residential development. It maintains that the "majority of future residential development is expected to occur along commercial corridors and around transit centers under the County's Mixed Use Ordinance and Transit Oriented Districts Ordinance. Vacant and underutilized commercial sites can potentially accommodate approximately 14,000 units in the unincorporated areas." The project site is exactly the type of commercial site that the Housing Element describes. Therefore, Avalon Apartments will not be materially detrimental to the use, enjoyment or valuation of property of other persons in the vicinity of the site. The County implicitly acknowledges the need for the requested Conditional Use Permit to locate housing in a commercial zone.

The "Programs and Resources" chapter of the Housing Element notes that "State law mandates that local jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community." Further, the State law requires local jurisdictions to provide a share of the region's projected housing needs – the Regional Housing Needs Assessment (RHNA) allocation – for each designated planning period. The County of Los Angeles has been allocated an RHNA of 57,176 units, of which 23,498 units (approximately 41%) are designated for extremely low-/very low-income and low-income. The RHNA allocation of 41% of units to be available for very low-and low-income households is, at best, difficult to achieve. Approval of the discretionary housing permit to allow the proposed density of the residential use in the commercial zone will help the County to meet its mandate to provide housing units for low income residents.

As noted above, the County recognizes the need to provide housing for low-income households, particularly for housing with supportive services, such as those that the proposed project will house. For example, in the "Housing Analyses" (contained in Chapter 3 of the Housing Element), the County acknowledges the importance of making housing opportunities available to people with special needs because such persons are recognized as those who "face greater challenges in finding available housing." Special needs groups are identified as those who include the homeless and persons with disabilities, a category that includes individuals with a mental illness. The Housing Element recognizes that persons with disabilities must be accommodated with protections and notes the following: "Under State and Federal laws, local governments are required to provide 'reasonable accommodation' to persons with disabilities when exercising planning and zoning powers." Permitting an affordable housing project that provides more than half of its units for the homeless where the head of the household has a mental illness is the type of "reasonable accommodation" that is contemplated by Federal and State laws. Meanwhile, the Housing Element also recognizes that "homelessness is an increasing and persistent problem in Los Angeles County." Unlike projects that provide transitional housing facilities or emergency shelter beds, the Applicant proposes to set aside the majority of the project's units for permanent housing for households with homeless individuals.

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Therefore, the proposed Avalon Apartments addresses several of the challenges noted in the Housing Element.

Granting a Discretionary Housing Permit to allow the requested "off-menu" incentives for this affordable housing development will implement the County's housing goals and policies set forth in the recently adopted Los Angeles County 2008-2014 Housing Element. In the Goals and Policies chapter, the Housing Element states that the "County places particular emphasis on providing housing opportunities to low-income households and those with special needs, such as seniors, persons with disabilities, the homeless, and those in transitional living situations." Accordingly, the Housing Element proposes policies that are designed to guide future development toward a diverse housing supply that meets the varied needs of the population as a whole. The Applicant proposes an affordable housing complex on commercial land that does not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. Nor is the proposed project detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. To the contrary, the project is highly compatible with its varied surrounding land uses, especially the adjacent 42-unit affordable senior housing project. Given its compatibility with surrounding commercial and residential properties and other uses in the vicinity, the proposed project does not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.**

No deviations are being requested, as the proposed project can comply with and provide all of the Code-required design elements. The 1.72 acre site is adequate in size and shape to accommodate the approximately 50,925 square feet of floor area for 55 dwelling units, laundry rooms, a community hall that includes kitchen and storage space, and maintenance space. The lot coverage of the proposed project covers roughly 24% of the property's lot area, while approximately 31% of the lot area is devoted to concrete paved areas for parking and driveways. Additionally, approximately 17% of the lot area is devoted to landscaped areas that include a front yard garden, green areas within the atrium, and landscape buffers around the site's perimeter. Another approximately 28% of the lot area is devoted to hardscaped open space that includes such recreational amenities as the children's playground, an outdoor plaza, the adult patio, and the basketball court. Avalon Apartments includes several significant landscape features, such as the landscape garden that occupies the majority of the front yard, the landscaped atrium, the open plaza that is surrounded by residential units, the children's play area, the adult patio (with landscaped buffer areas), the outdoor basketball court, the buffering areas surrounding the surface parking lot, and the pocket landscaped areas near walkways. Visually, the project will be constructed in a contemporary architectural style that would be compatible with the adjacent 42-unit senior housing development.

The project adheres to the development standards required by Section 22.28.170 of the County Code for the C-2 Zone, as shown in the table below.

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Project Data Table

Development Parameter	Permitted in the C-2 Zone	Proposed
Lot Area	74,914 S.F. (1.72 acres)	n/a
Floor Area	no limit	50,925 s.f. 0.68:1 FAR
Landscaping	10% minimum (7,491 s.f.)	17.22% 12,898 s.f.
Residential Floor Area	n/a	46,574 SF
Height	35 feet	35 feet 3 stories
Parking (see pages 3-4)	73 spaces (per Density Bonus)	62 spaces

In addition, the project proposes to provide solid masonry walls along the front, side and rear lot lines as required by Section 22.52.1060 of the County Code. The project does not include any outdoor storage, which is not permitted in the C-2 Zone. Parking on-site is proposed to be accessed by a driveway fronting on Avalon Boulevard, a major highway on a commercial corridor. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading, landscaping and other development features prescribed in Title 22 of the County Code, and as proposed, the project will integrate its use with the surrounding area.

C. That the proposed site is adequately served:

- 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and**
- 2. By other public or private service facilities as are required.**

Traffic impacts are even further reduced as tenants are low- and very low-income persons or households, and consequently many residents will not maintain vehicles on-site and will instead avail themselves of the several public transit options that serve the subject property. The project site is adequately served by Avalon Boulevard, a four-lane major highway that provides the primary access to the 91 Freeway to the south, to the 105 Freeway to the north, and to the 110 Freeway to the west by way of El Segundo Boulevard. Rosecrans Boulevard, an east-west four-lane artery, is located approximately three quarters of a mile to the south and is easily accessed by Avalon Boulevard. As a commercial corridor, Avalon Boulevard is a major highway, 100 feet in width, serving the mix of commercial, residential and industrial properties located in the immediate vicinity. All traffic to the project site is by way of Avalon Boulevard, so there will be minimal impact to nearby residential streets and properties to the west and south along Avalon Boulevard. Potential traffic impacts are even less likely because tenants are low- and very low-income persons or households that for the most part will probably not own vehicles and will, instead, utilize public transit. The 1980 General Plan proposes that "Access, egress and onsite parking should be provided in a manner which maximizes safety and convenience, and minimizes adverse impacts on surrounding neighborhood and community land use patterns." This policy applies to the subject property, which is zoned commercial but is

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proposed for multi-family residential uses. Access to and from the proposed site is from Avalon Boulevard, where traffic is directed to connect with other major streets and freeways, thereby avoiding the numerous residential streets that connect to the east and west sides of Avalon Boulevard. The easy access from the proposed site to major streets and freeways minimizes any adverse impacts. Avalon Boulevard, which is 100 feet wide, is of a sufficient width and improved to carry the kind and quantity of traffic that the proposed multi-family residential project would generate.

The project site is also served by various public and private service facilities as are required. The existing and proposed sewer connections are provided by the Sanitation Districts of Los Angeles County. Water is supplied by the Golden State Water Company. The Southern California Gas Company and Southern California Edison provide the gas and electric utilities, respectively. Waste disposal services are provided by Allied Waste Services. The project site is served by the Compton Unified School District.

D. That the proposed project at the location proposed has been designed to be complementary to the surrounding area in terms of land use patterns and design.

With a lot depth of over 500 feet and a width of approximately 148 feet, the site is too narrow to be oriented to the street for a viable commercial or retail enterprise. Such an inefficient arrangement would not be the highest and best use of the property. To the north of the project site, other parcels on the east side of Avalon Boulevard are also deep lots of a similar size, with some properties having consolidated several lots to achieve greater width that more easily accommodates a shopping center or larger industrial properties. Locating a light industrial or warehouse operation on the project site is feasible when a long, narrow building may be used for those purposes. However, a light industrial or warehouse development on the subject site would not complement the surrounding area in terms of land use patterns and design. The parcel adjacent immediately to the north is developed with a church and to the south is the 42-unit affordable senior citizen housing complex. The proposed 55-unit affordable housing project complements the surrounding area in terms of land use patterns and design. The proposed project will be similar in size and scope as the adjacent affordable senior citizen housing project, and Avalon Apartment's proposed architectural design will be compatible and complementary to it. The proposed project has a layout similar to the adjacent senior citizen project: a front yard setback, a series of connected buildings, paved surface parking area on the perimeter, and landscaped areas throughout the project site. The proposed project also includes outdoor recreational amenity areas and landscaping throughout the property.

The existing project site is currently occupied by deteriorated single family structures; this does not complement the surrounding area in terms of land use patterns and design. The proposed project will demolish the existing unoccupied and outdated structures. The arrangement of the apartment buildings on the site is designed to maximize open space areas - exceeding the required 10% landscaping requirements and providing hardscape activity areas: basketball court, adult patio, children's play area, outdoor plaza and walkways. To expand the parking area to accommodate the required 73 spaces instead of 62 would require removing much-needed outdoor amenities, most likely the basketball court at the rear of the property and perhaps portions of the children's play area and the adult patio. These are the types of amenities that are sorely lacking in low-income areas; removing them will have a distinct

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negative impact on the quality of life for Avalon Apartment's residents. The project will provide one parking space for each unit. Given that the project will house individuals and families at or below 50% AMI, most will not own personal vehicles. Instead, they will utilize the numerous mass transit options available on Avalon Boulevard, thereby reducing the need for many residents to own vehicles.

In the matter of Zoning Case No. 96-148-(2) for the development of 42 affordable senior housing units on the adjacent property, the Department of Regional Planning staff report noted 73 off-street parking spaces were required for the proposed 42 one-bedroom units. Nevertheless, the Regional Planning Commission approved 38 uncovered parking spaces and made a finding that the "applicant's plot plan depicts one two-story structure accommodating 42 apartment units with 38 uncovered off-street parking spaces." Thus, the Regional Planning Commission approved a reduced amount of parking for a similar affordable housing project – one with less than one parking space per unit and without parking for staff or additional handicapped spaces. The proposed project – a 100% affordable housing project within 1,500 feet of a bus stop along a major bus route – is required to provide 73 parking spaces as an "on-menu incentive." The Applicant requests an "off-menu incentive" to reduce the density bonus-required parking by approximately 15%, which nevertheless will provide one parking space for each dwelling unit as well as additional spaces for management staff and handicapped parking.

The proposed project is on a large parcel of land in the C-2 zone in a community where other commercial parcels have been developed with a mix of uses, including multi-family residential, commercial, retail, and light industrial. The Low Density Residential land use designation limits the development to a maximum of six units per gross acre, or 11.4 units for the subject site, which could be increased to 17 units when an "on-menu" 50% density bonus is granted. For the adjacent senior housing project, the Regional Planning Commission made the finding that the 42-unit senior affordable housing project was still consistent with the Low Density Residential land use designation in the Countywide General Plan. Considering that the adjacent property is approximately 1.9 gross acres in size for lot area (nearly identical to the project site), the proposed 55-unit affordable housing complex, as demonstrated in findings above, is consistent and compatible with the various adopted and proposed General Plans and the adopted 2008-2014 Housing Element.

E. That the proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs.

As noted in findings in this application, the County of Los Angeles, in its adopted and proposed General Plans and in its adopted Housing Element, has recognized the need for more housing units, particularly those for very low- and low-income households. In particular, the proposed project will assist in satisfying the County's housing needs, especially with implementing the goals and objectives from the recently adopted County Housing Element. On August 5, 2008, the Los Angeles County Board of Supervisors adopted the 2008-2014 Housing Element, which serves as a policy guide to address the issues of adequate housing, especially low- and moderate-income housing. In Chapter 1, entitled "Goals and Policies," the Housing Element notes that the "County places particular emphasis on providing housing opportunities to low-income households and those with special needs, such as seniors, persons with disabilities, the homeless, and those in transitional living situations." Accordingly, the Housing Element sets

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forth the following policies to guide future development toward the production of a diverse housing supply:

Goal 1: A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly persons with special needs, including but not limited to low income households, seniors, persons with disabilities, single-parent households, the homeless and at-risk homeless, and farmworkers.

Policy 1.2: Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of affordable housing and housing for persons with special needs.

Policy 1.3: Coordinate with the private sector in the development of affordable and special needs housing for both rental and homeownership. Where appropriate, promote such development through incentives.

Policy 1.4: Assist private nonprofit housing developers in identifying and consolidating suitable sites for developing housing for low income households and other special needs groups.

Goal 2: Sustainable communities with access to employment opportunities, community facilities and services, and other amenities.

Policy 2.1: Support the development of affordable housing near employment opportunities and/or within a reasonable distance of public transportation.

Goal 4: A housing delivery system that provides assistance to low and moderate income households and those with special needs.

Policy 4.1: Provide financial assistance and supportive services to assist low and moderate income households and those with special needs to attain and maintain affordable and adequate housing.

The stated Goals and Policies of the Housing Element have particular relevance to the proposed project's density. The Applicant proposes to reserve the majority of its dwelling units for homeless individuals and families whose head of household is living with a mental illness. Providing for the special needs of such residents requires housing combined with many supportive services. Together with a local community service provider, the Applicant will provide a wide range of professional services, including mental and medical healthcare and various training and education programs. In order to provide these vital services, the Applicant must operate a facility large enough to accommodate and manage the necessary professional staff. The Applicant must also have sufficient residential density to sustain the various costs associated with supplying comprehensive services. To be a financially feasible development, the Applicant has determined that the proposed 55 dwelling units will make it possible to deliver the needed services. Therefore, the incentives requested by this discretionary housing permit are necessary to provide and preserve affordable housing for persons with special needs.

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In Chapter 2, entitled "Programs and Resources," the Housing Element notes that commercial sites offer the best potential for residential development. It maintains that the "majority of future residential development is expected to occur along commercial corridors and around transit centers under the County's Mixed Use Ordinance and Transit Oriented Districts Ordinance. Vacant and underutilized commercial sites can potentially accommodate approximately 14,000 units in the unincorporated areas." The project site is exactly the type of commercial site that the Housing Element describes. Therefore, Avalon Apartments will not be materially detrimental to the use, enjoyment or valuation of property of other persons in the vicinity of the site. The County implicitly acknowledges the need for the requested Conditional Use Permit to locate housing in a commercial zone.

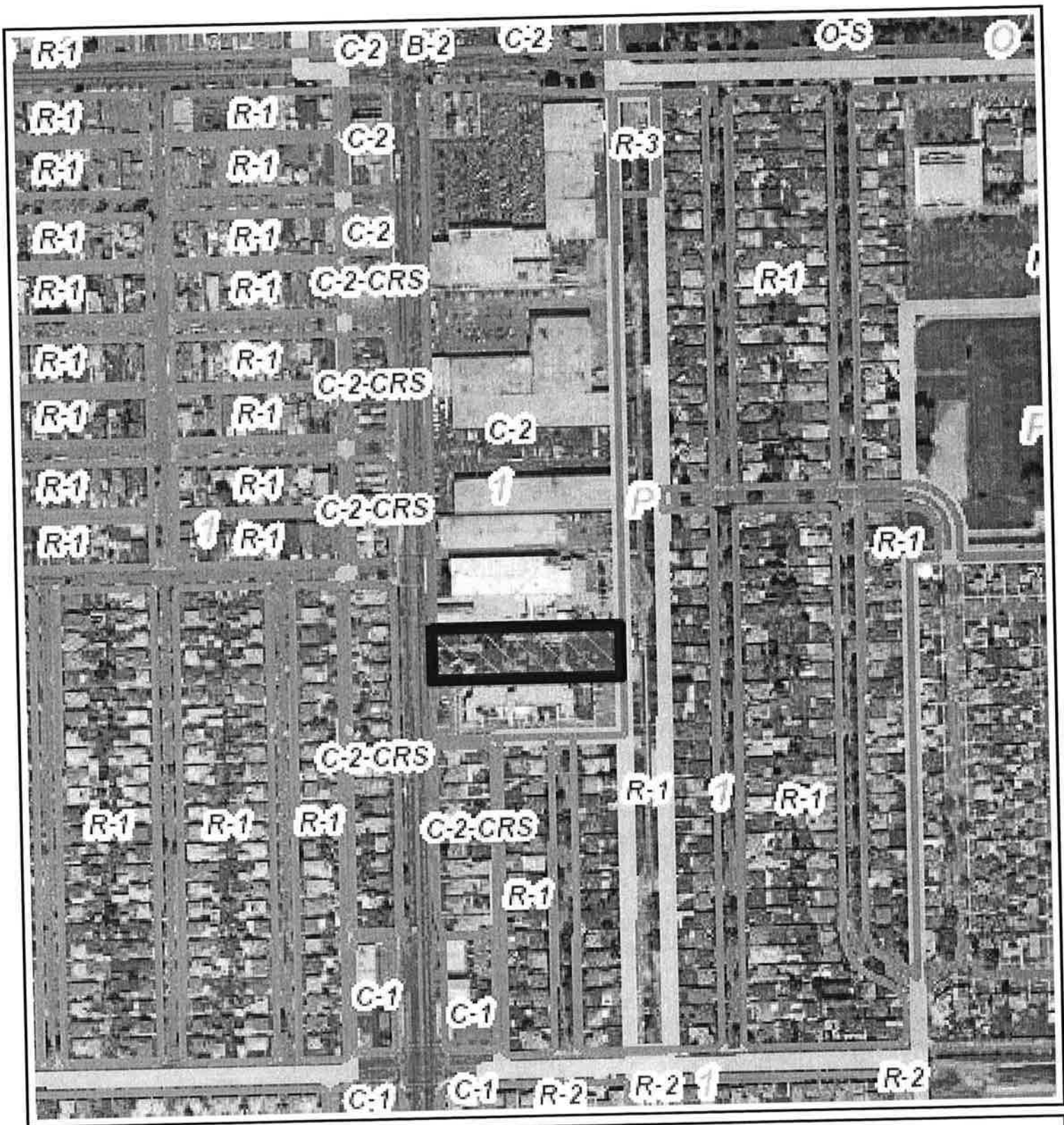
The "Programs and Resources" chapter of the Housing Element notes that "State law mandates that local jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community." Further, the State law requires local jurisdictions to provide a share of the region's projected housing needs – the Regional Housing Needs Assessment (RHNA) allocation – for each designated planning period. The County of Los Angeles has been allocated an RHNA of 57,176 units, of which 23,498 units (approximately 41%) are designated for extremely low-/very low-income and low-income. The RHNA allocation of 41% of units to be available for very low-and low-income households is, at best, difficult to achieve. Approval of the discretionary housing permit to allow the proposed density of the residential use in the commercial zone will help the County to meet its mandate to provide housing units for low income residents.

As noted above, the County recognizes the need to provide housing for low-income households, particularly for persons with special needs, such as those that the proposed project will house. For example, in the "Housing Analyses" (contained in Chapter 3 of the Housing Element), the County acknowledges the importance of making housing opportunities available to people with special needs because such persons are recognized as those who "face greater challenges in finding available housing." Special needs groups are identified as those who include the homeless and persons with disabilities, a category that includes individuals with a mental illness. The Housing Element recognizes that persons with disabilities must be accommodated with protections and notes the following: "Under State and Federal laws, local governments are required to provide 'reasonable accommodation' to persons with disabilities when exercising planning and zoning powers." Permitting an affordable housing project that provides more than half of its units for the homeless where the head of the household has a mental illness is the type of "reasonable accommodation" that is contemplated by Federal and State laws. Meanwhile, the Housing Element also recognizes that "homelessness is an increasing and persistent problem in Los Angeles County." Unlike projects that provide transitional housing facilities or emergency shelter beds, the Applicant proposes to set aside the majority of the project's units for permanent housing for households with homeless individuals. The proposed combination of housing for the homeless, people with mental disabilities and low-income households addresses several of the challenges noted in the Housing Element.

Granting the discretionary housing permit to allow the requested "off-menu" incentives for this affordable housing development will implement the County's housing goals and policies set forth in the recently adopted Los Angeles County 2008-2014 Housing Element. In the Goals and Policies chapter, the Housing Element states that the "County places particular emphasis on providing housing opportunities to low-income households and those with special needs, such

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as seniors, persons with disabilities, the homeless, and those in transitional living situations." Accordingly, the Housing Element proposes policies that are designed to guide future development toward the production of a diverse housing supply to meet the varied needs of the population as a whole. The Applicant proposes the development of an affordable housing complex on commercial land that does not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. Nor is the proposed project detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. To the contrary, the project is compatible with its commercial and residential surroundings, especially the adjacent 42-unit affordable senior housing project, which is developed with a density much higher than the current land use designation of Low Density Residential. Given its compatibility with surrounding commercial and residential properties, the proposed project does not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.



Department of Regional Planning Area Zoning & Land Use

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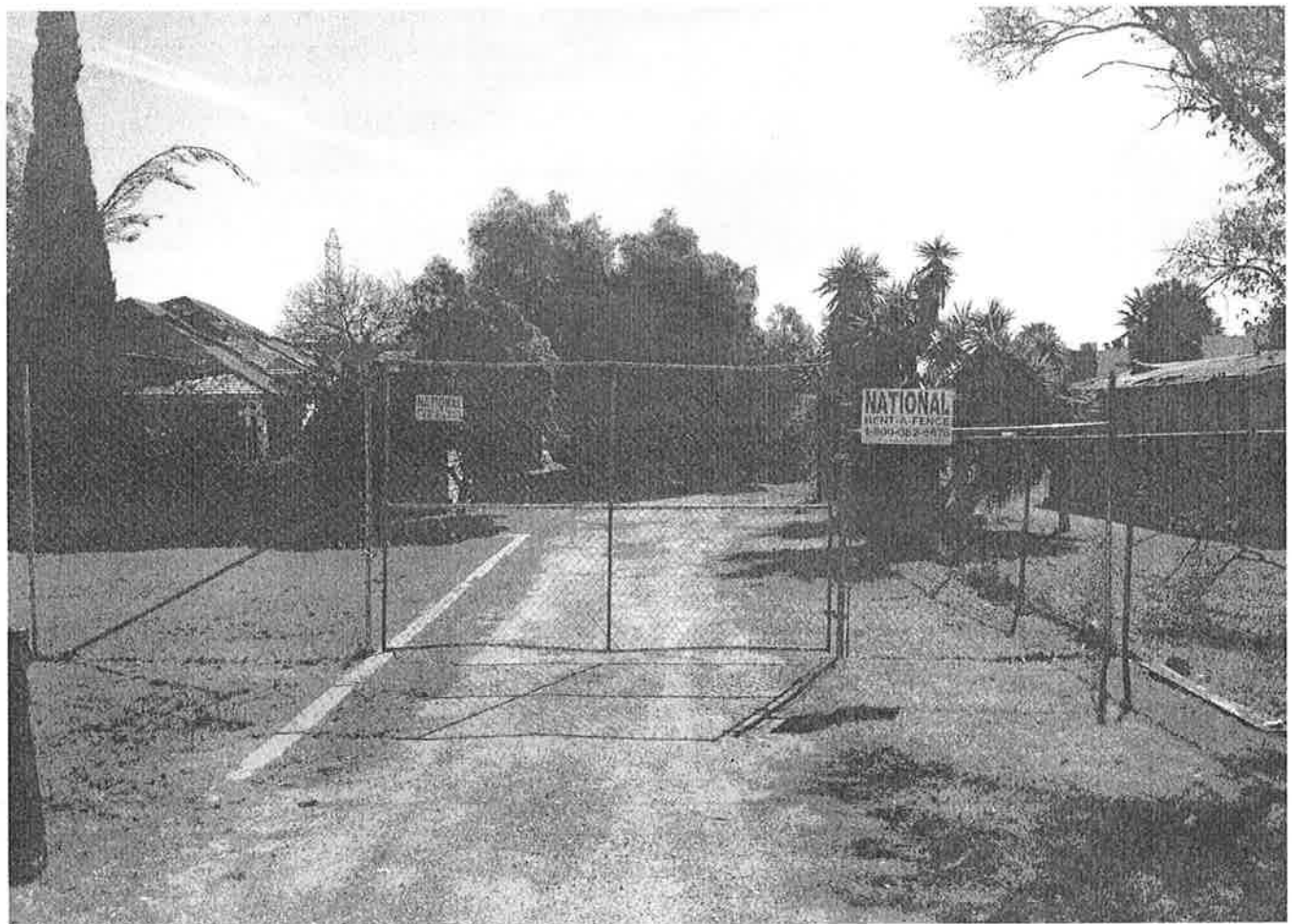
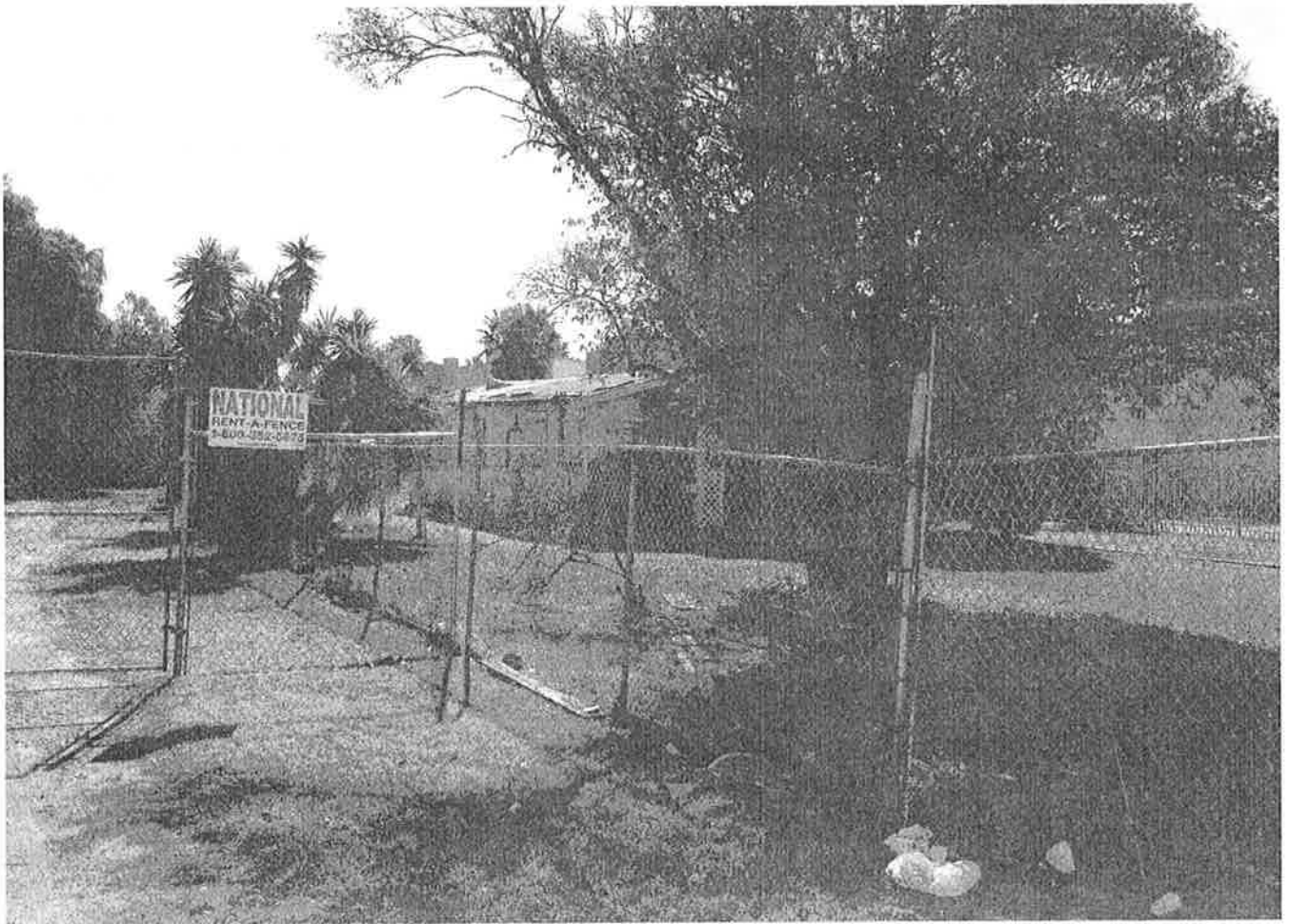
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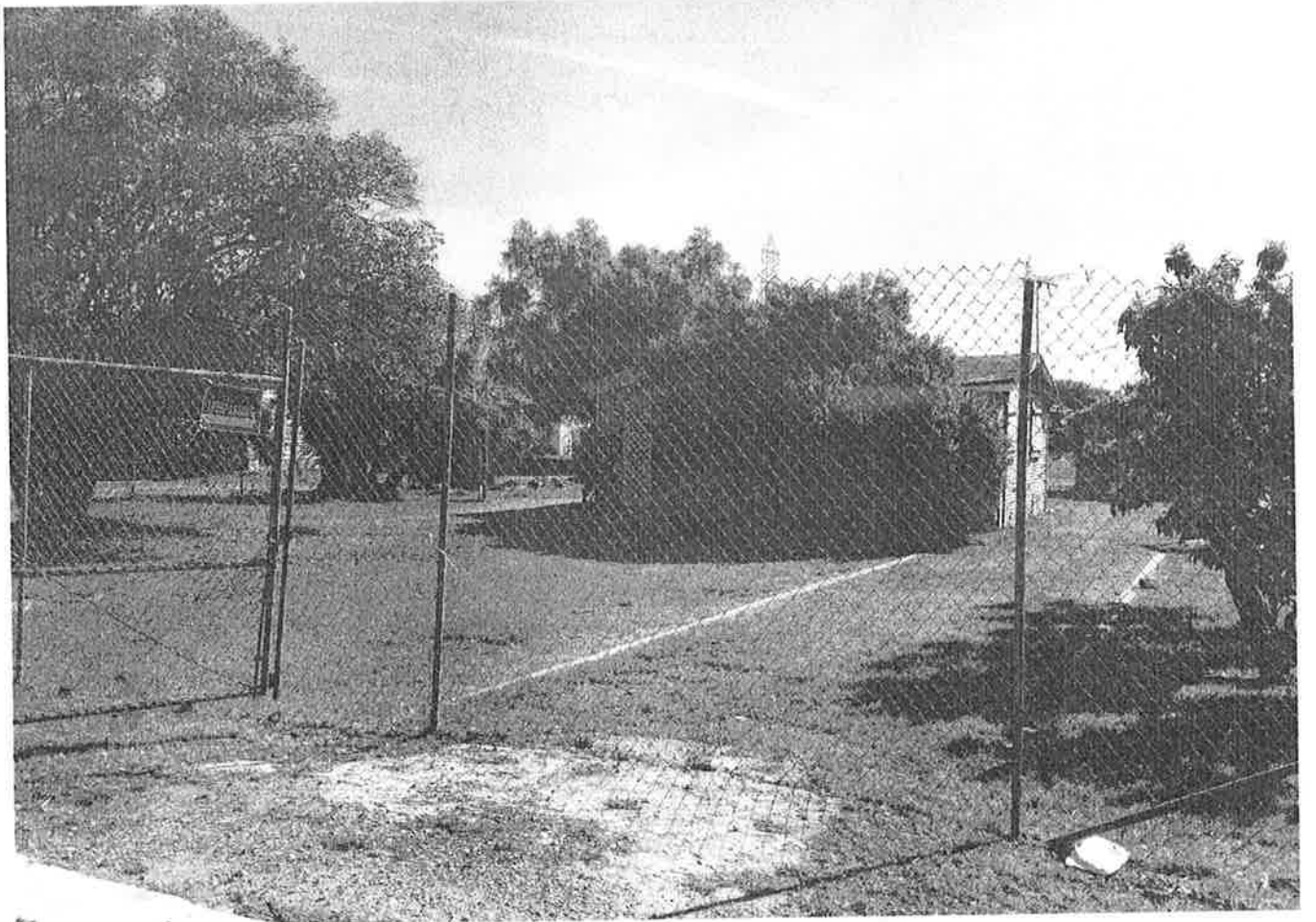
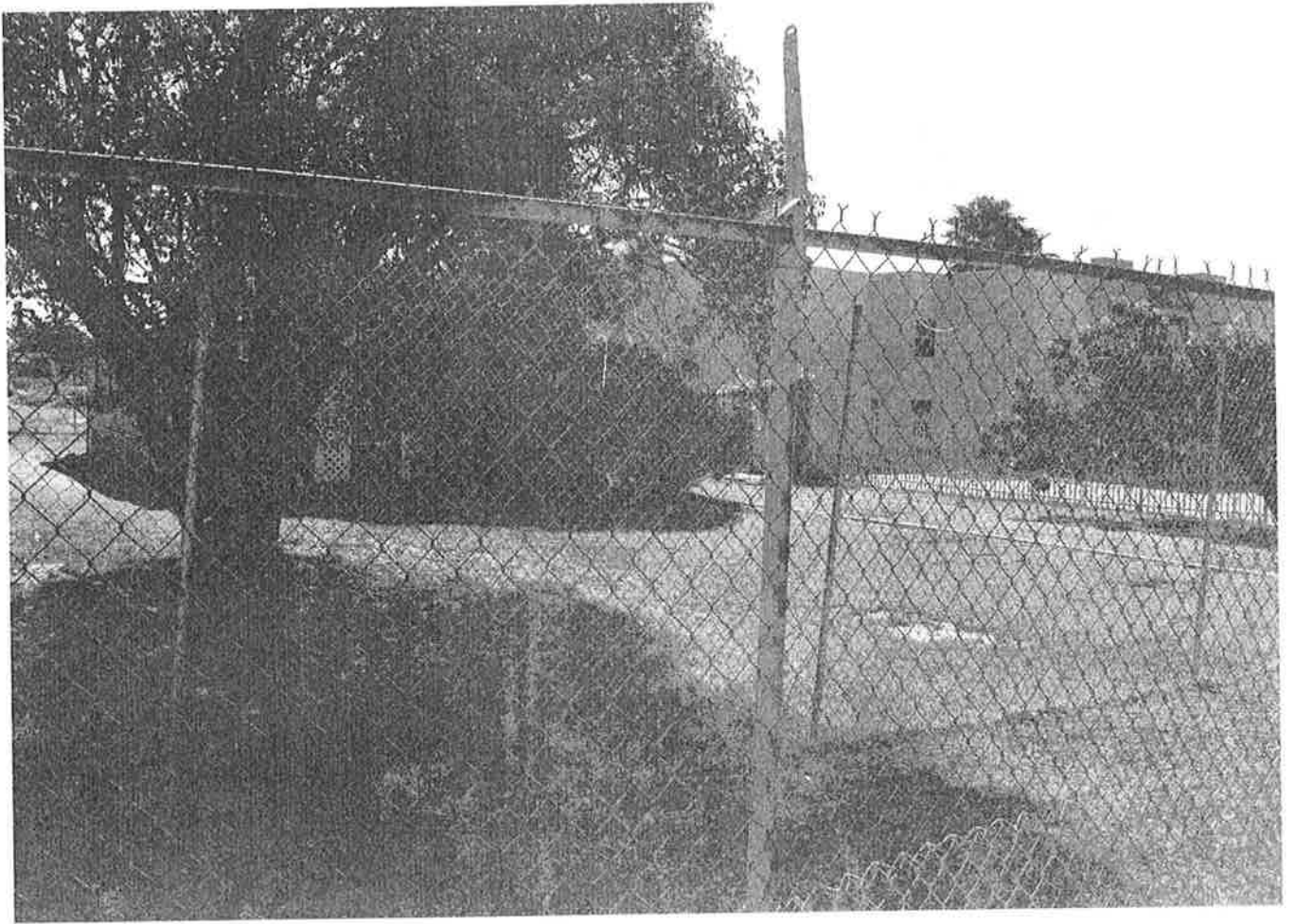


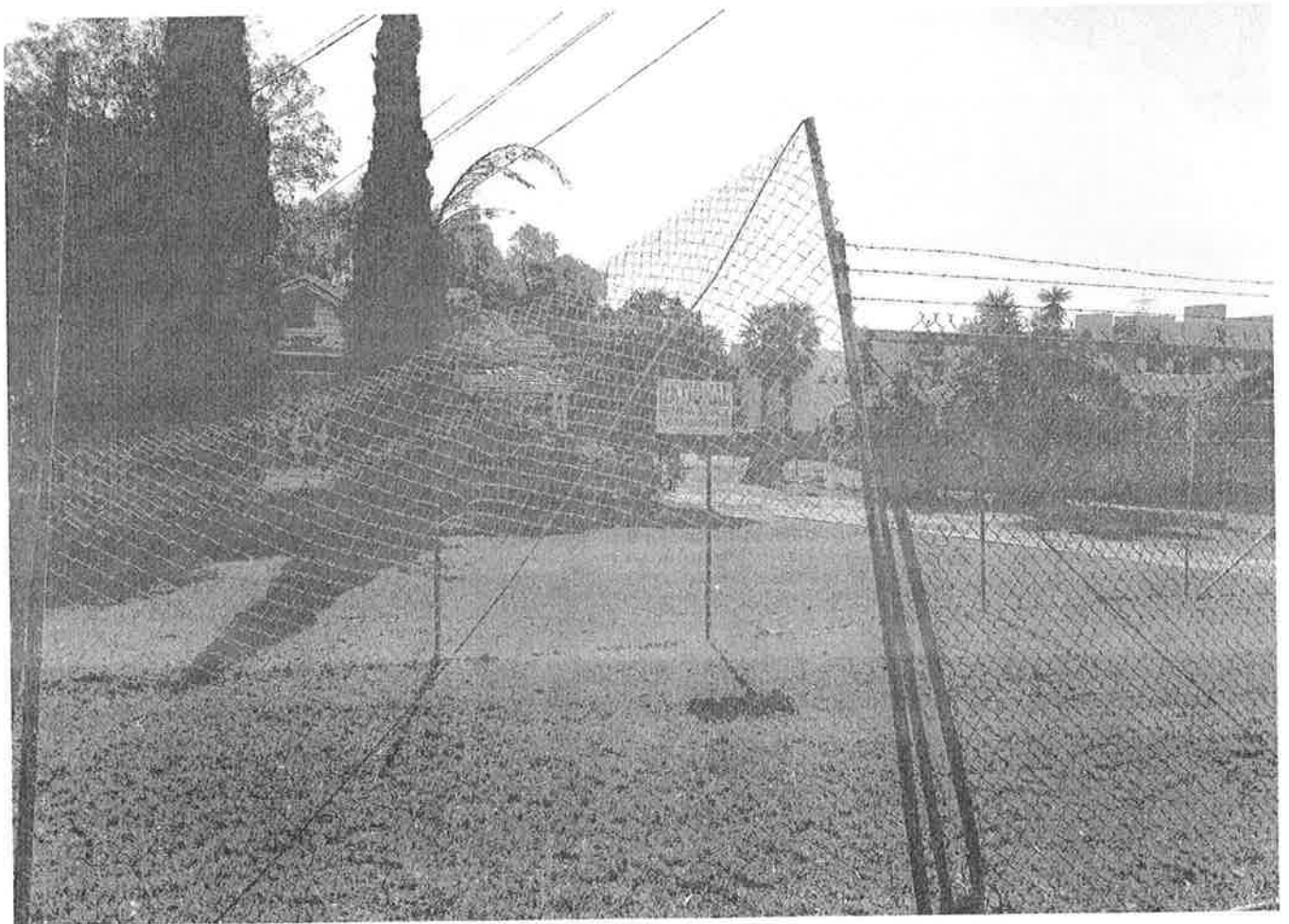
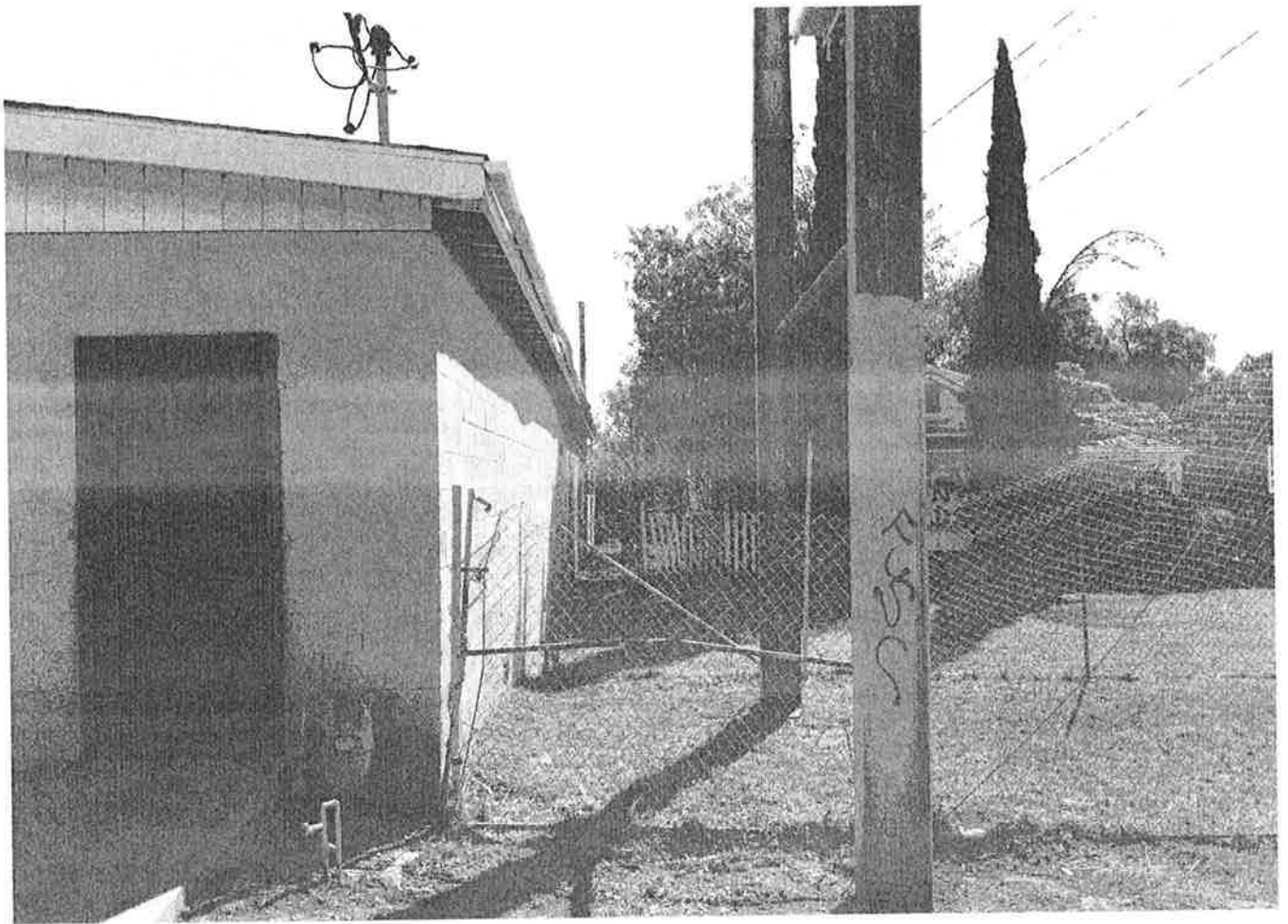
Site Photographs

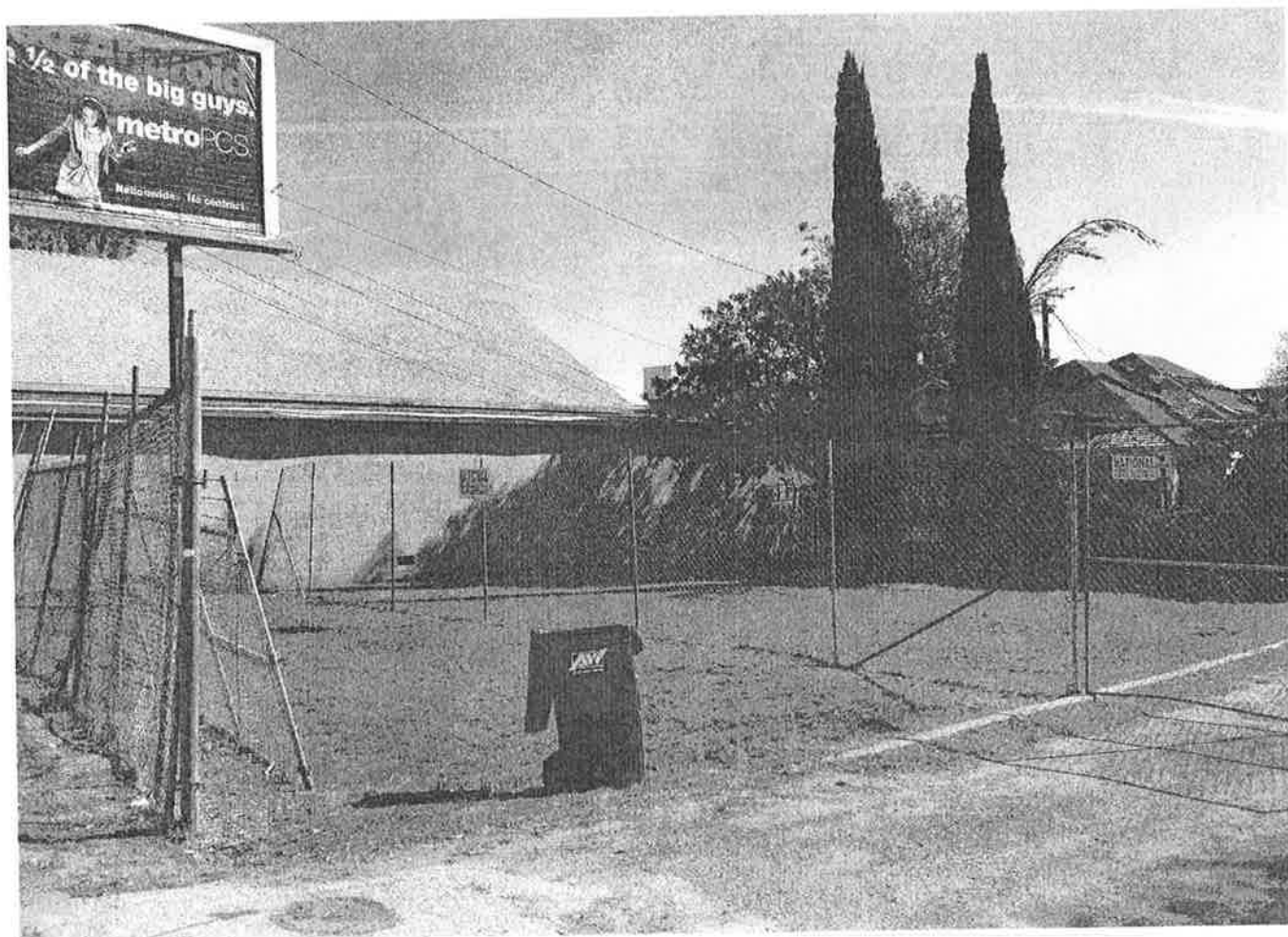
13218 & 13224 South Avalon Boulevard

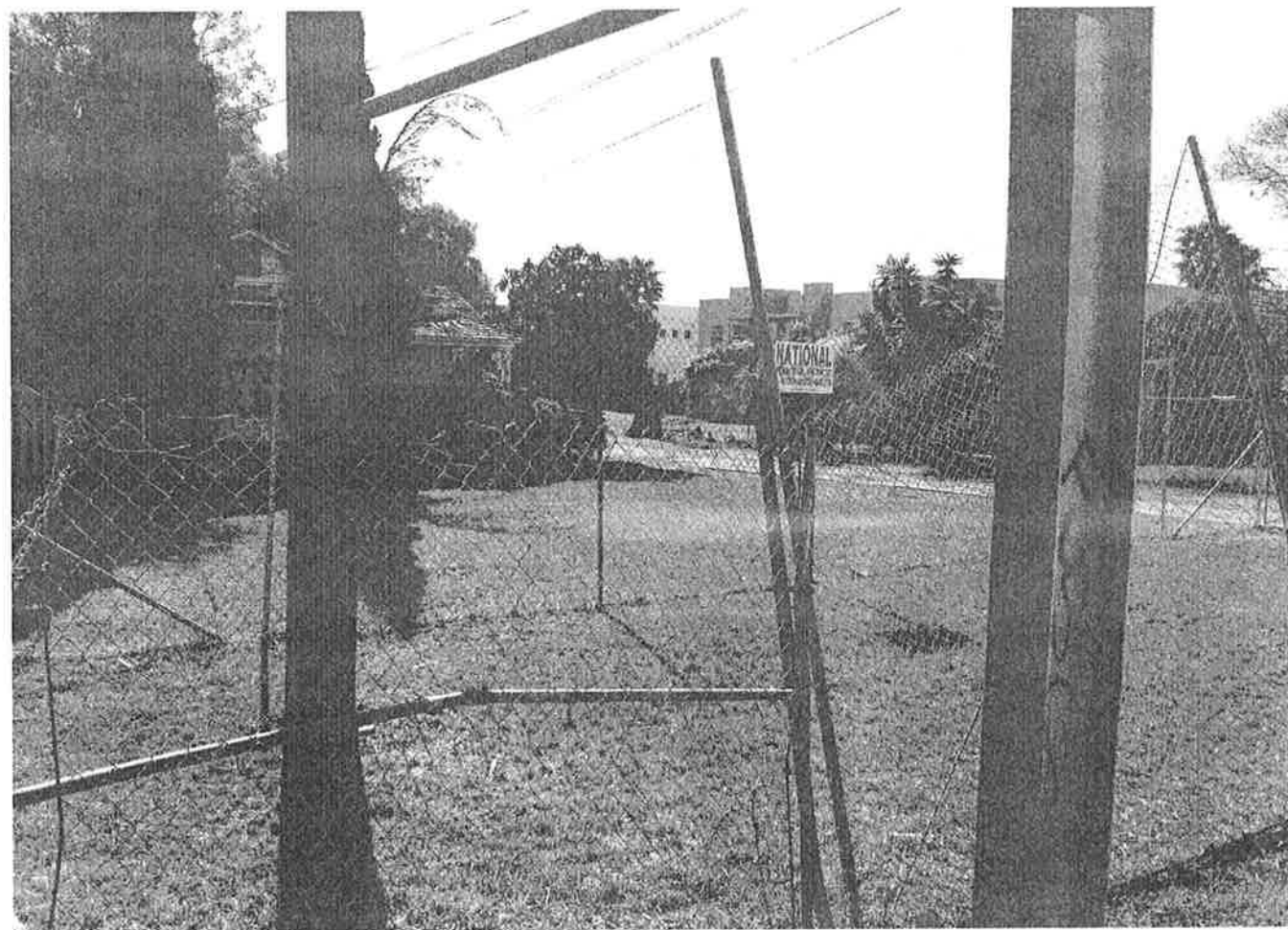
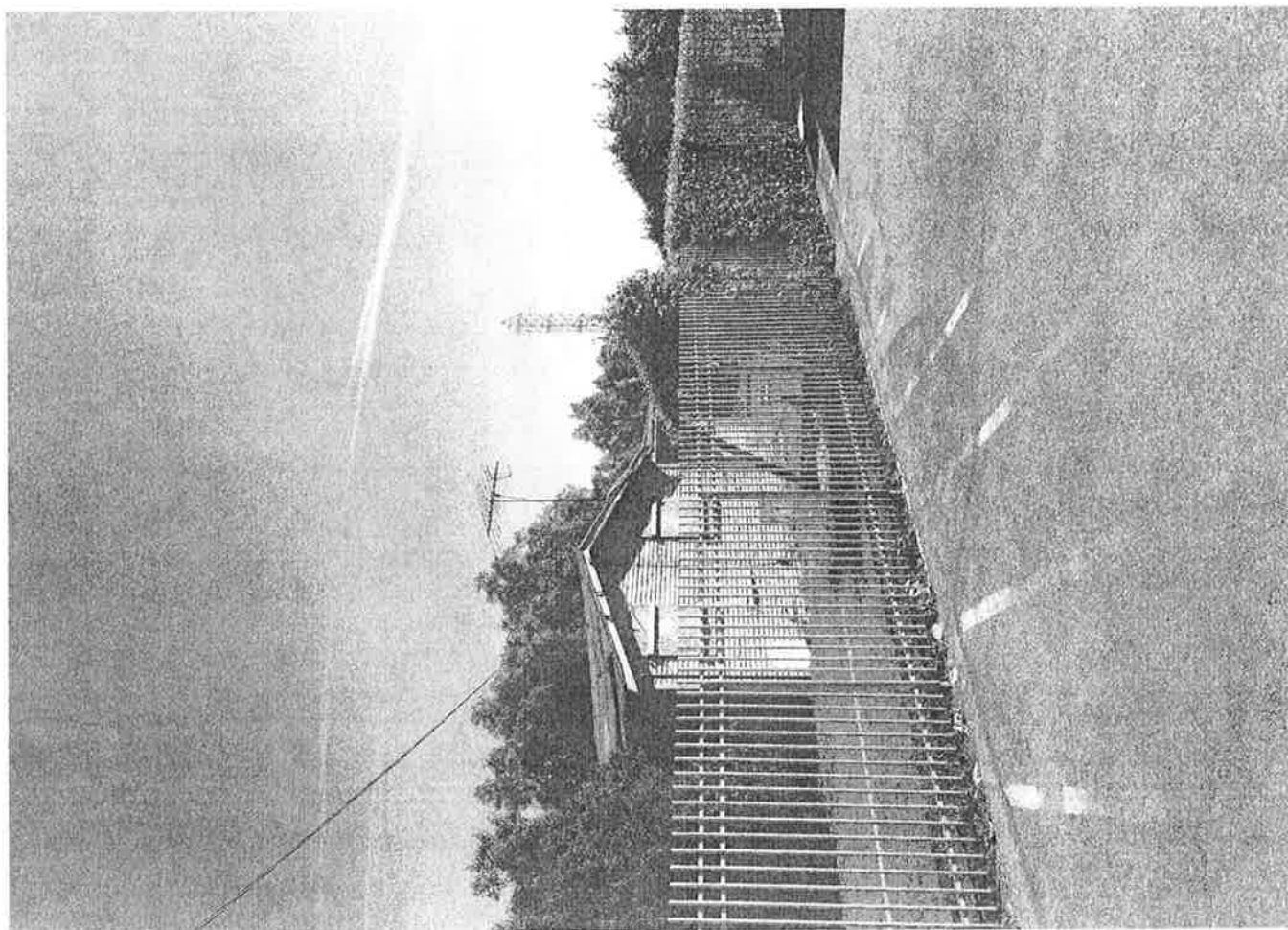
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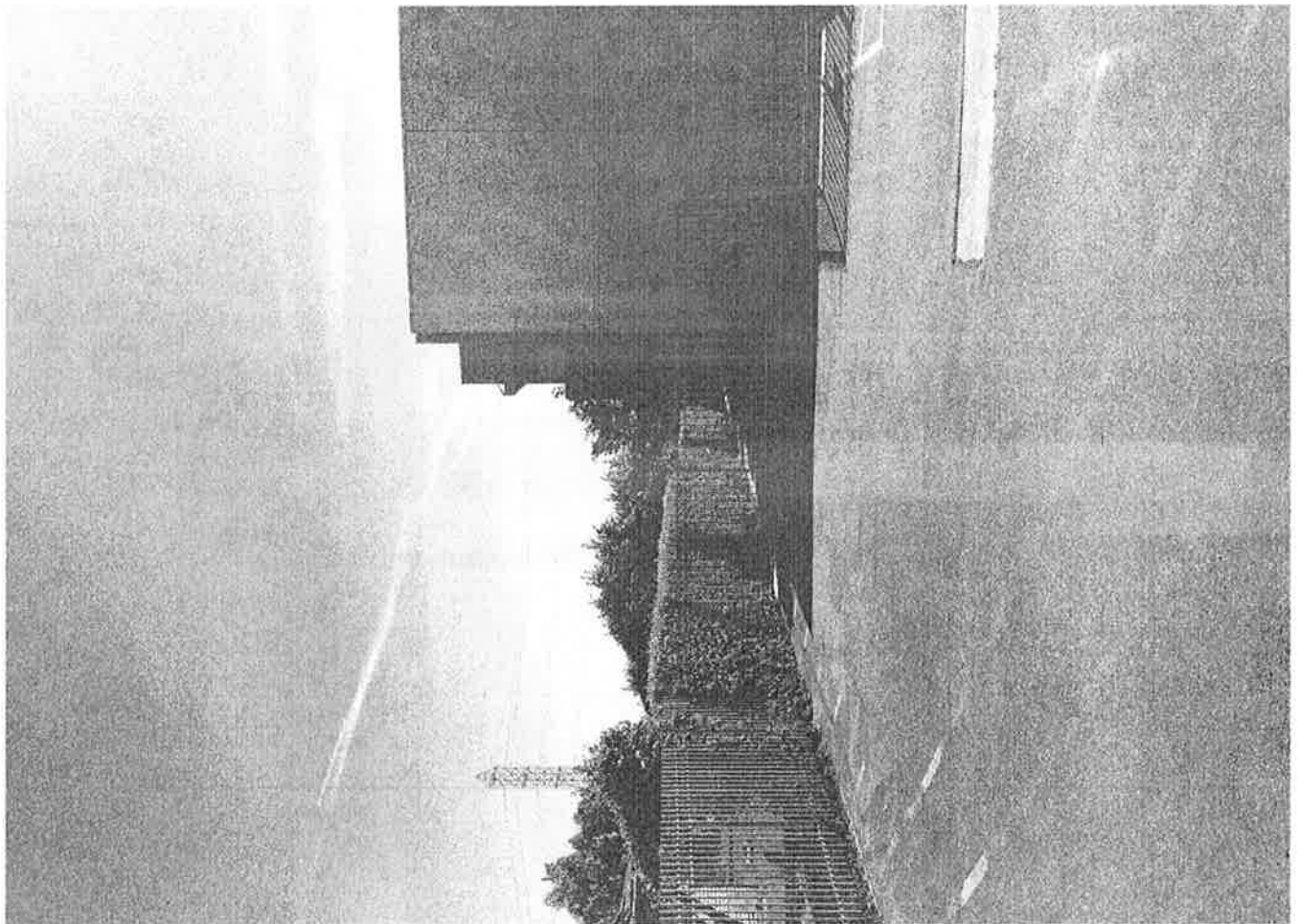
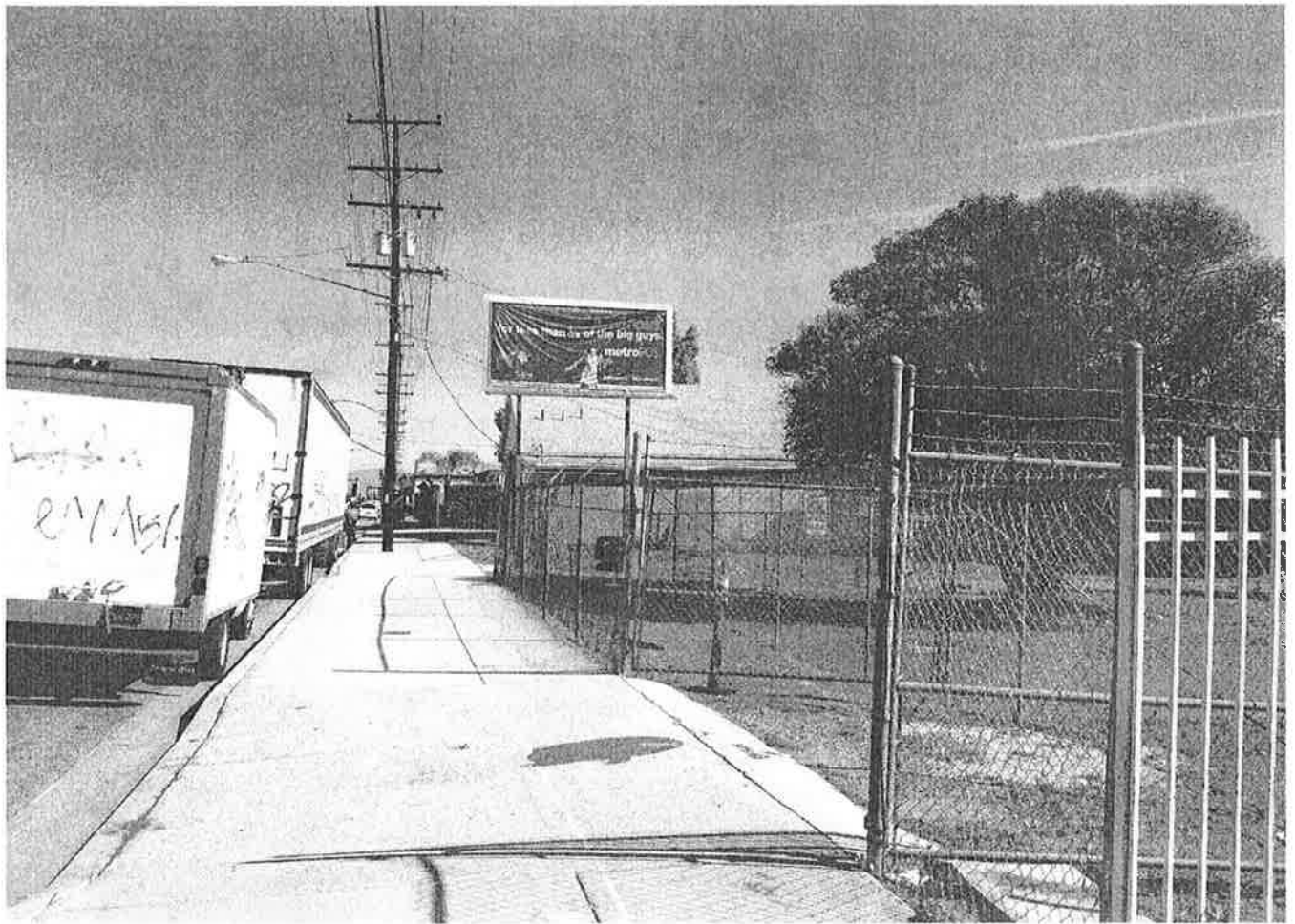


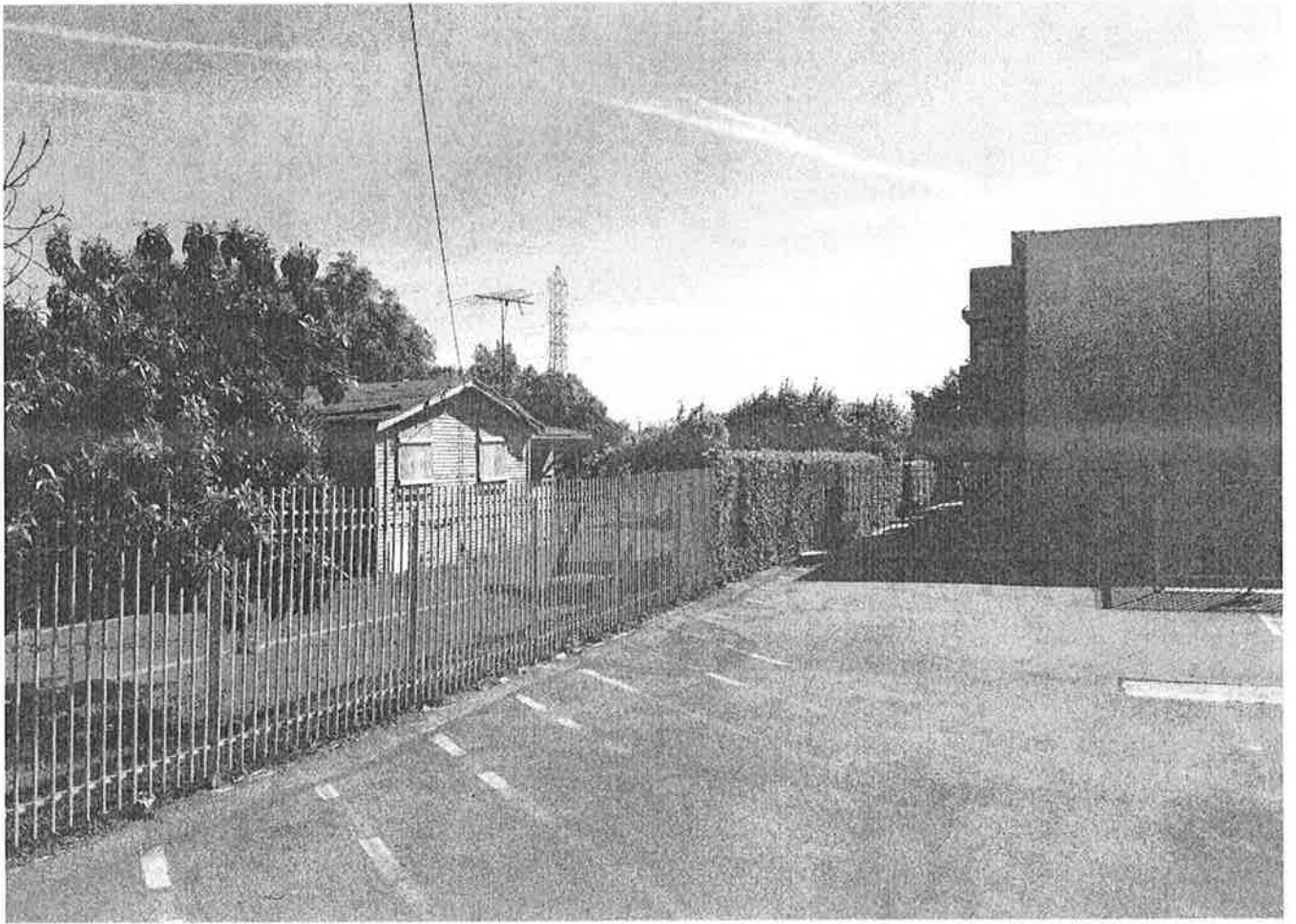












Site Photographs

Willow Apartments supportive housing facility

Managed by A Community of Friends

12612 South Wilmington Avenue

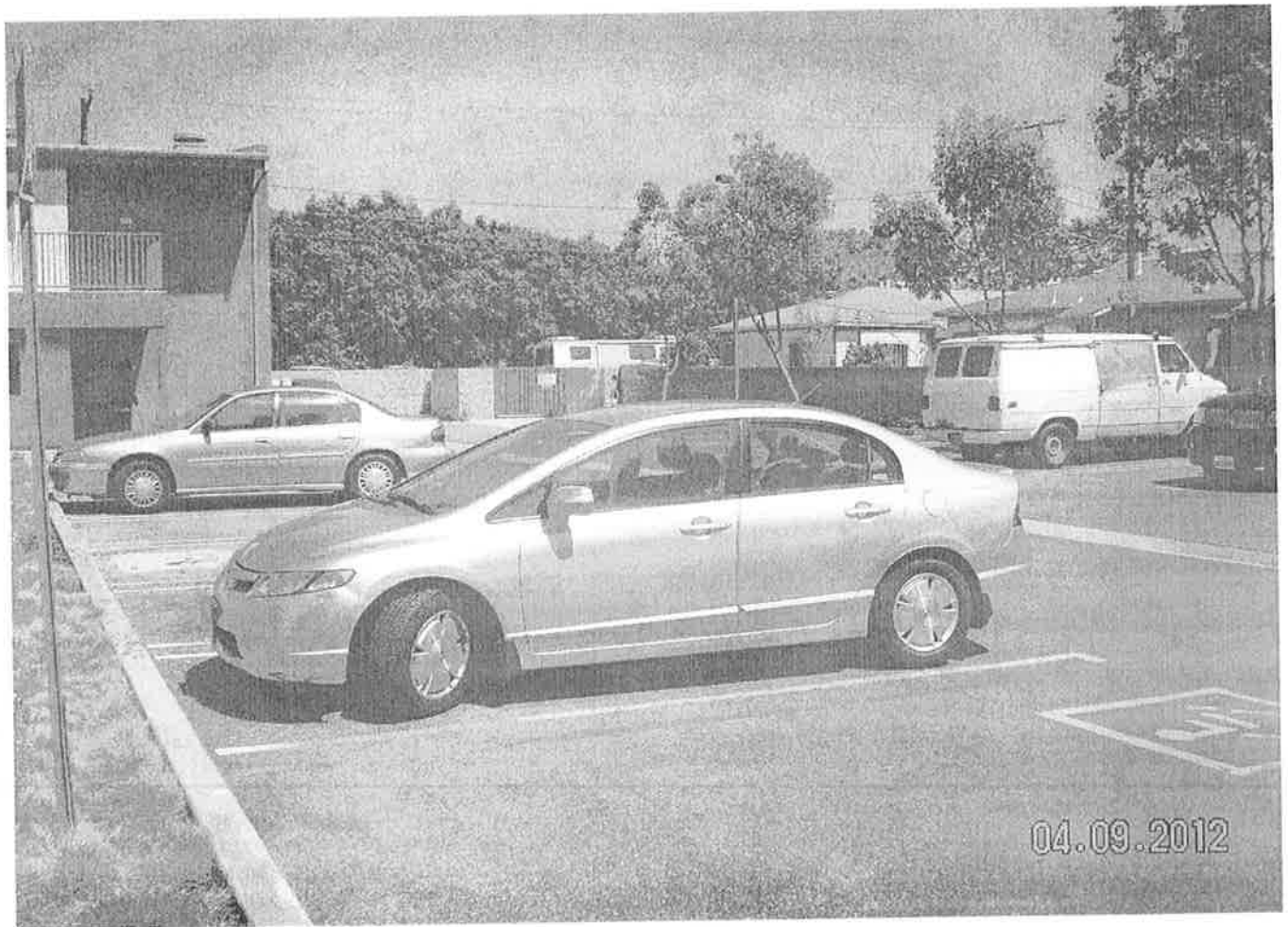
Willowbrook

24 dwelling units, 26 on-site parking spaces

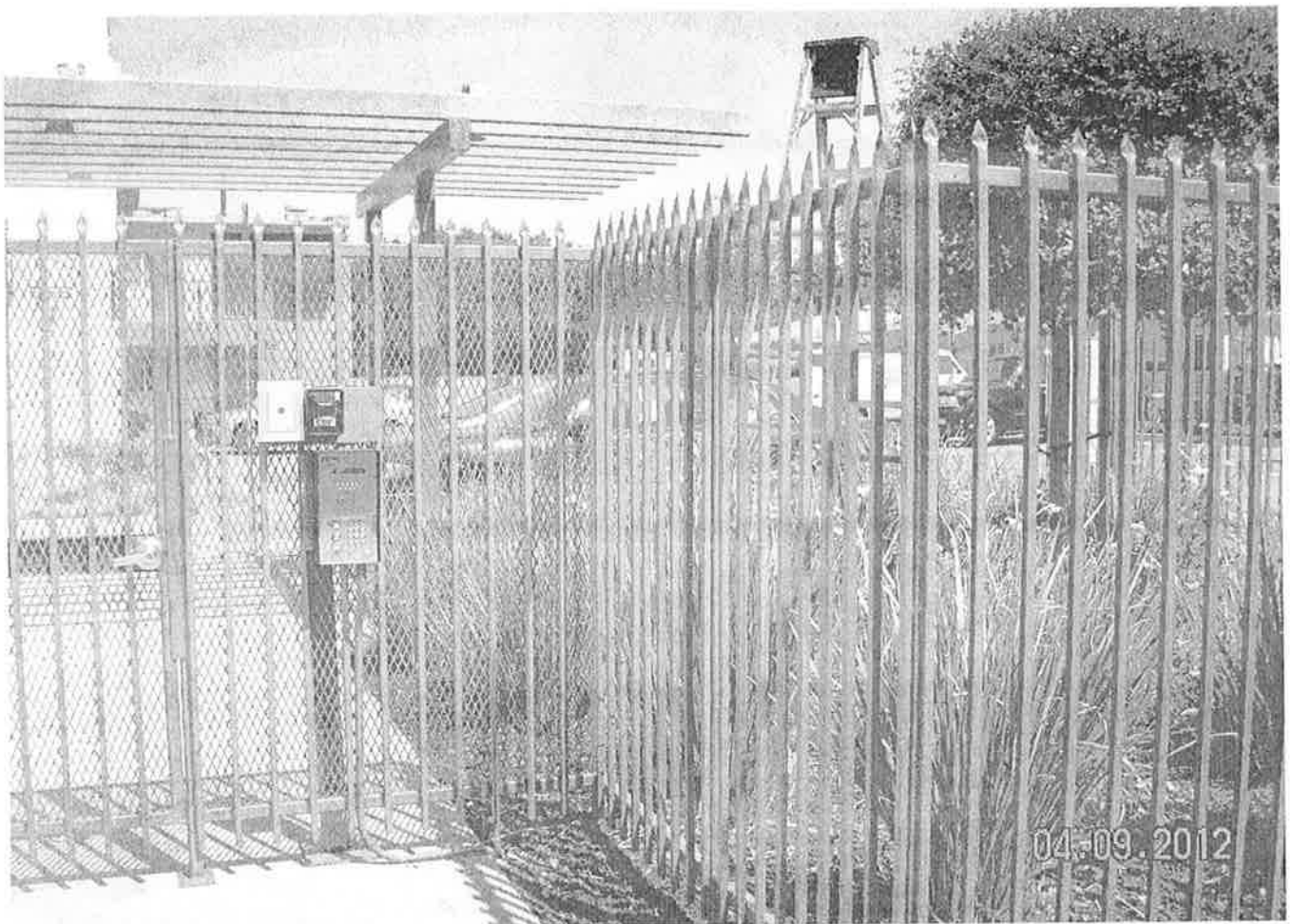


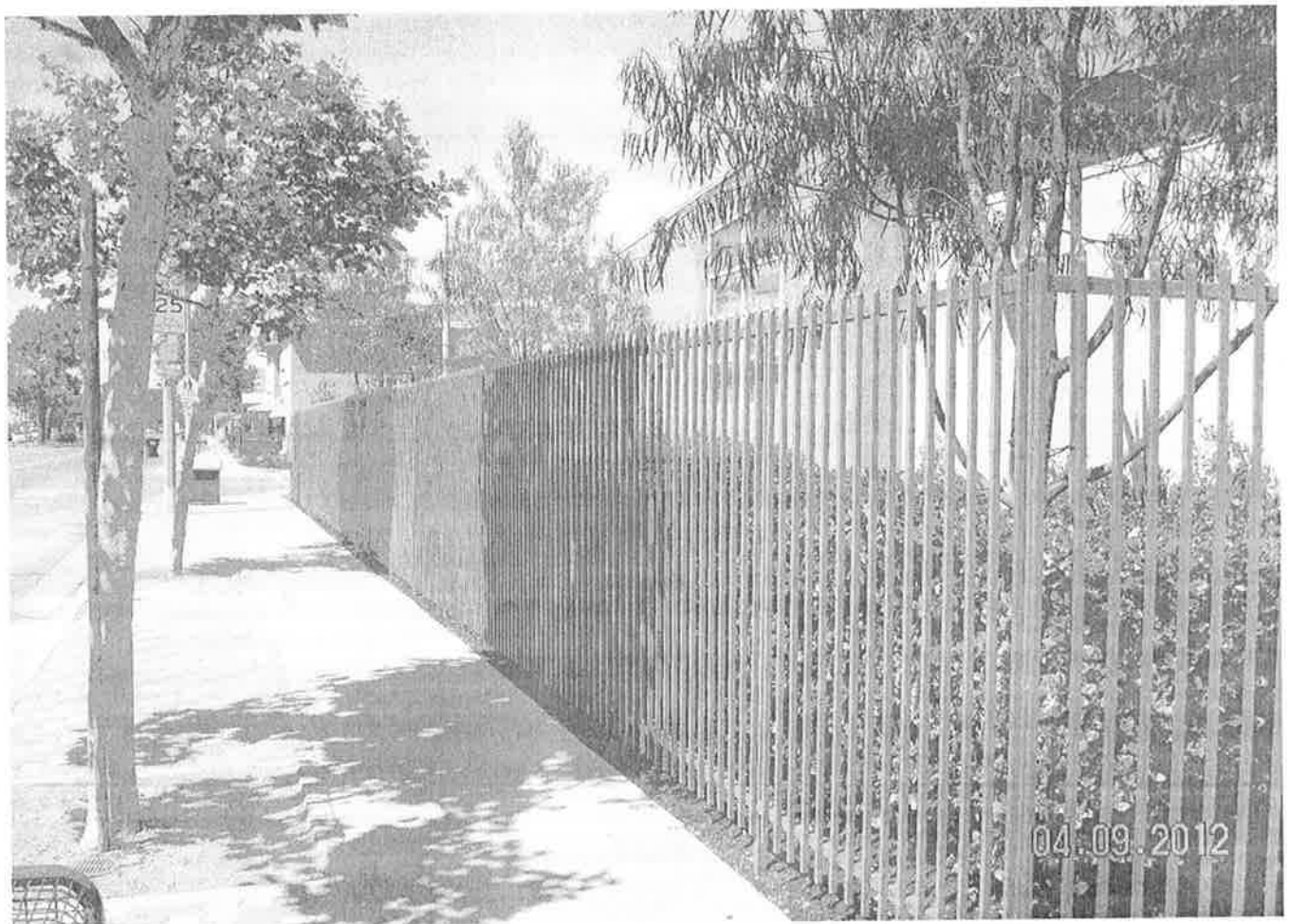


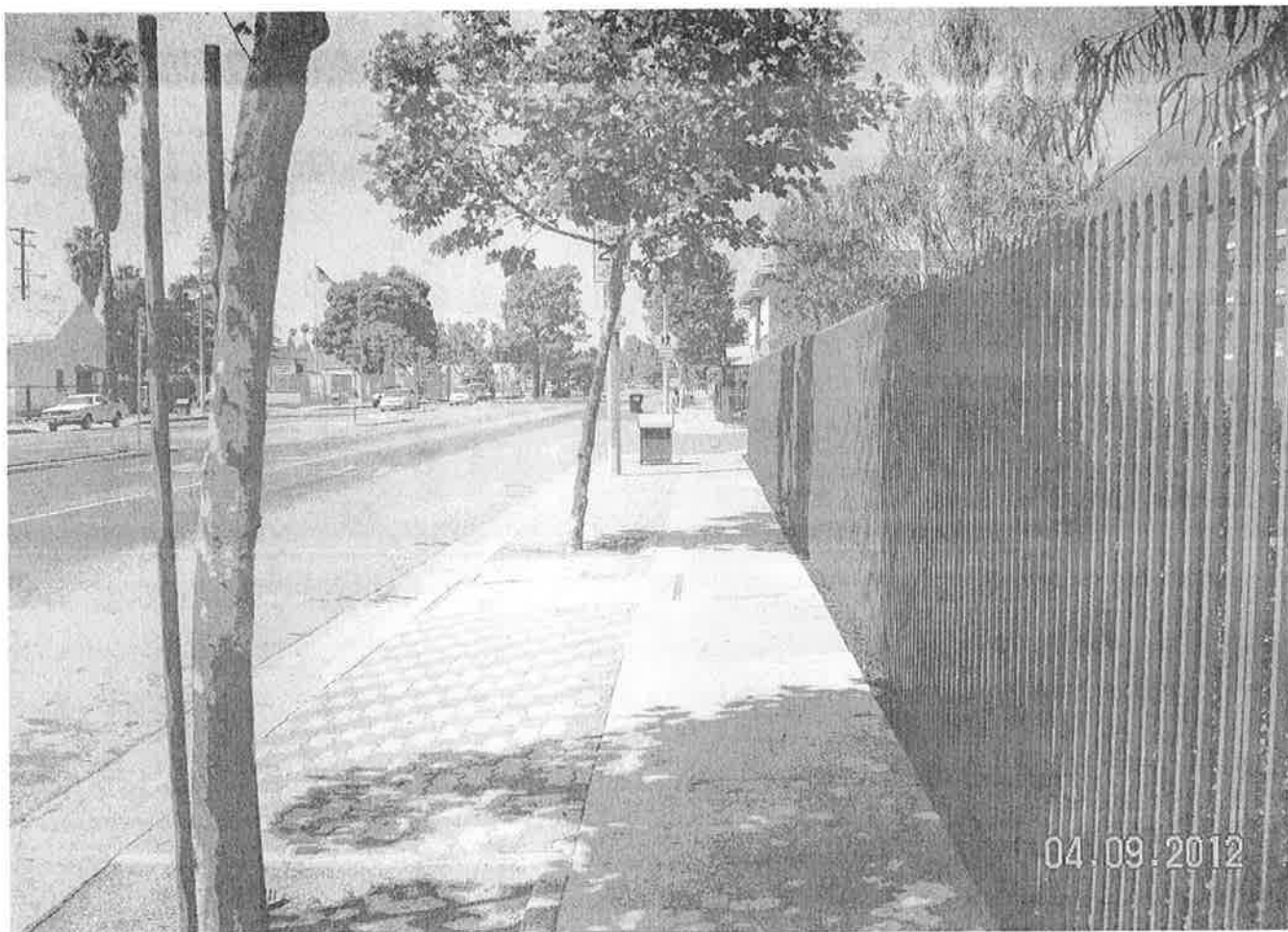
















Site Photographs

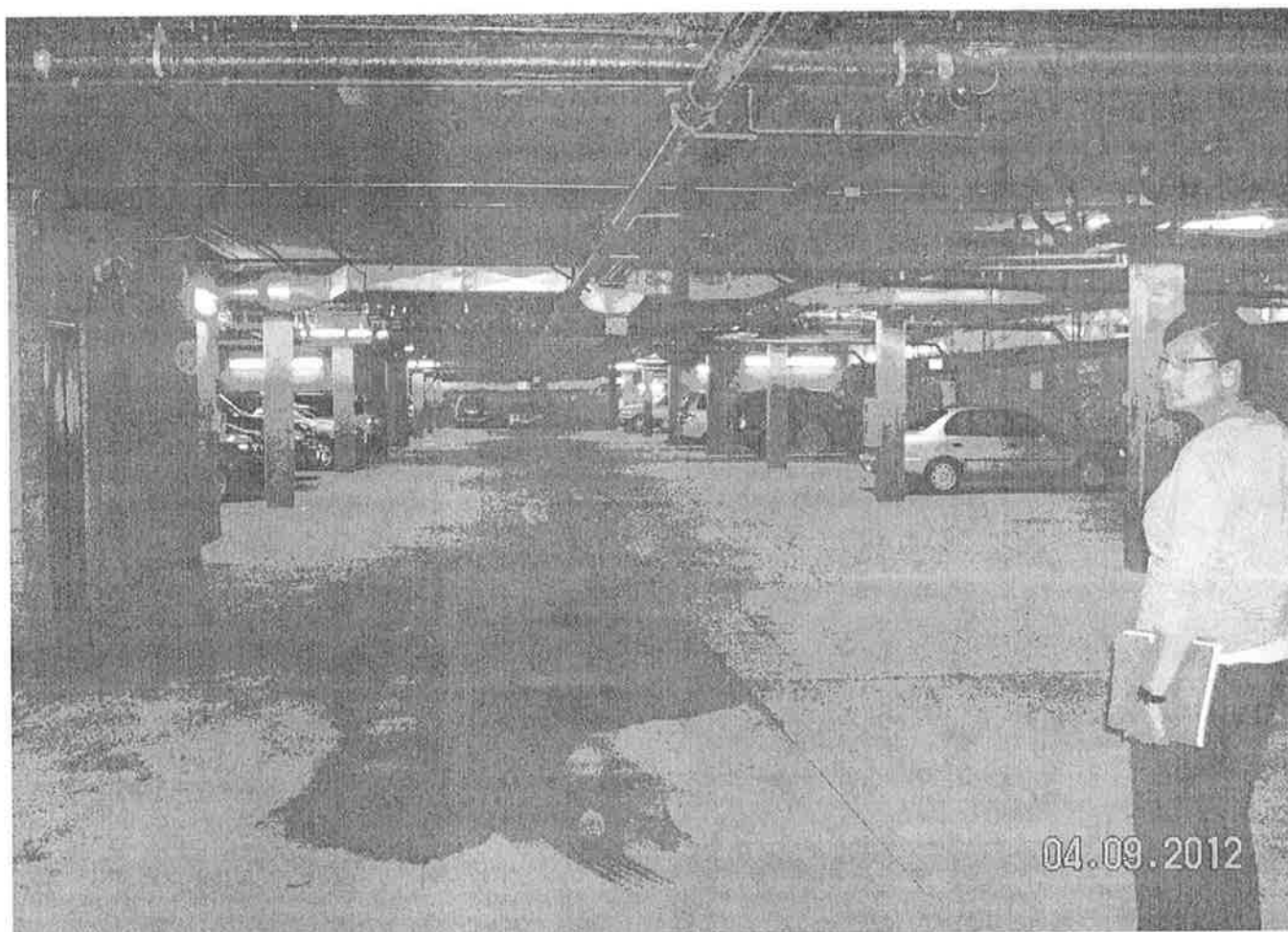
Las Palomas supportive housing facility

Managed by A Community of Friends

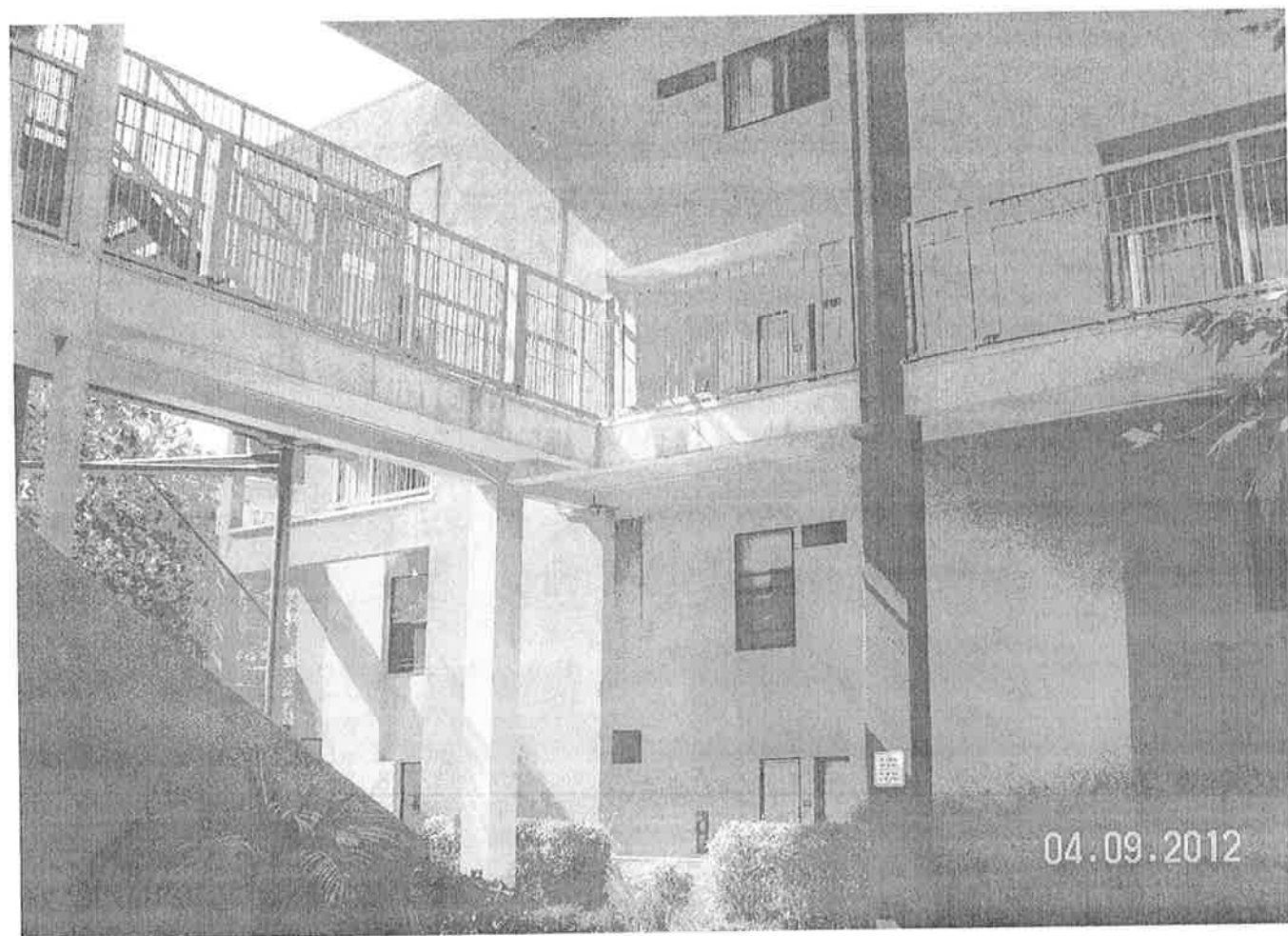
2037 Lincoln Park Avenue

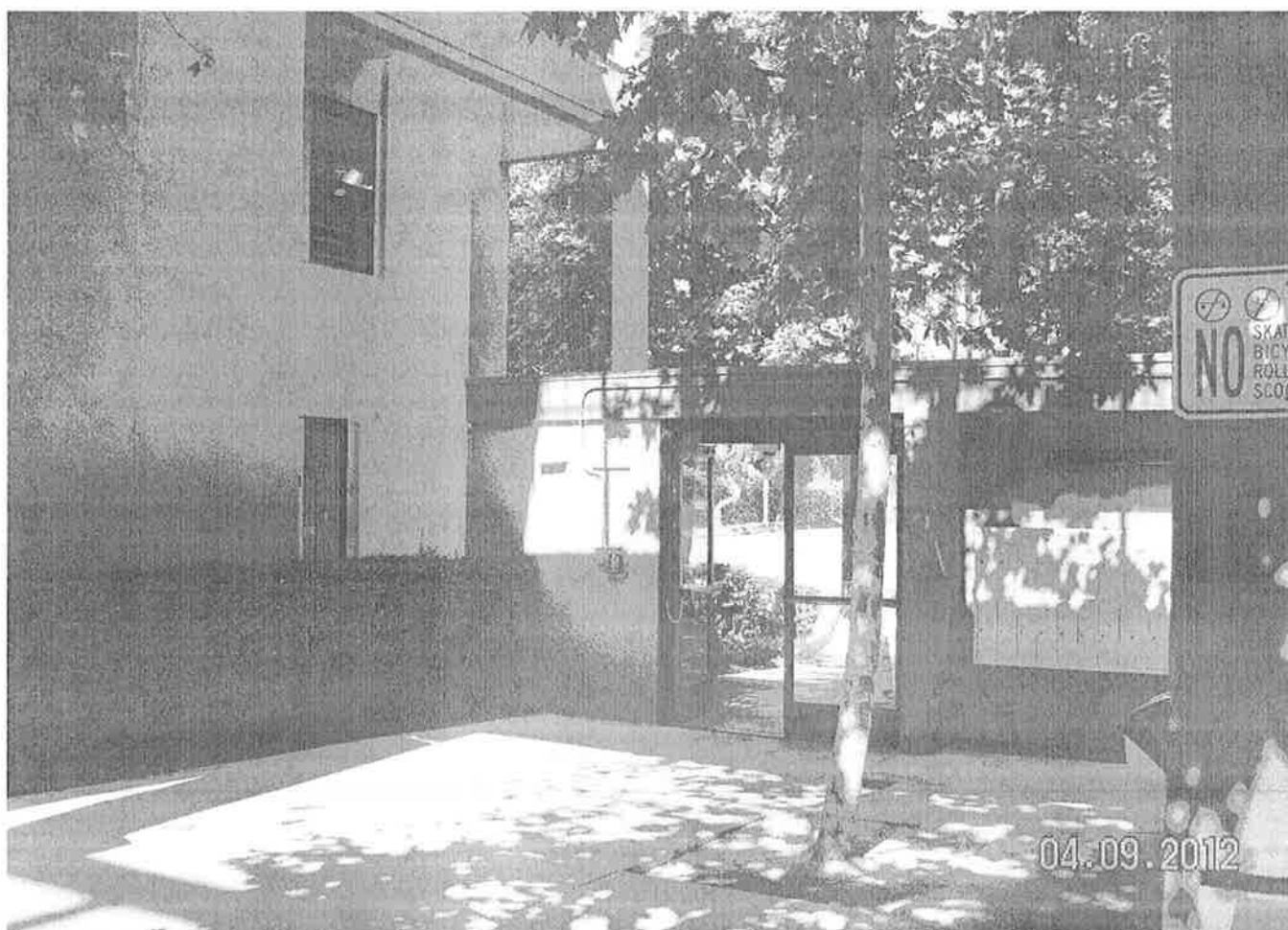
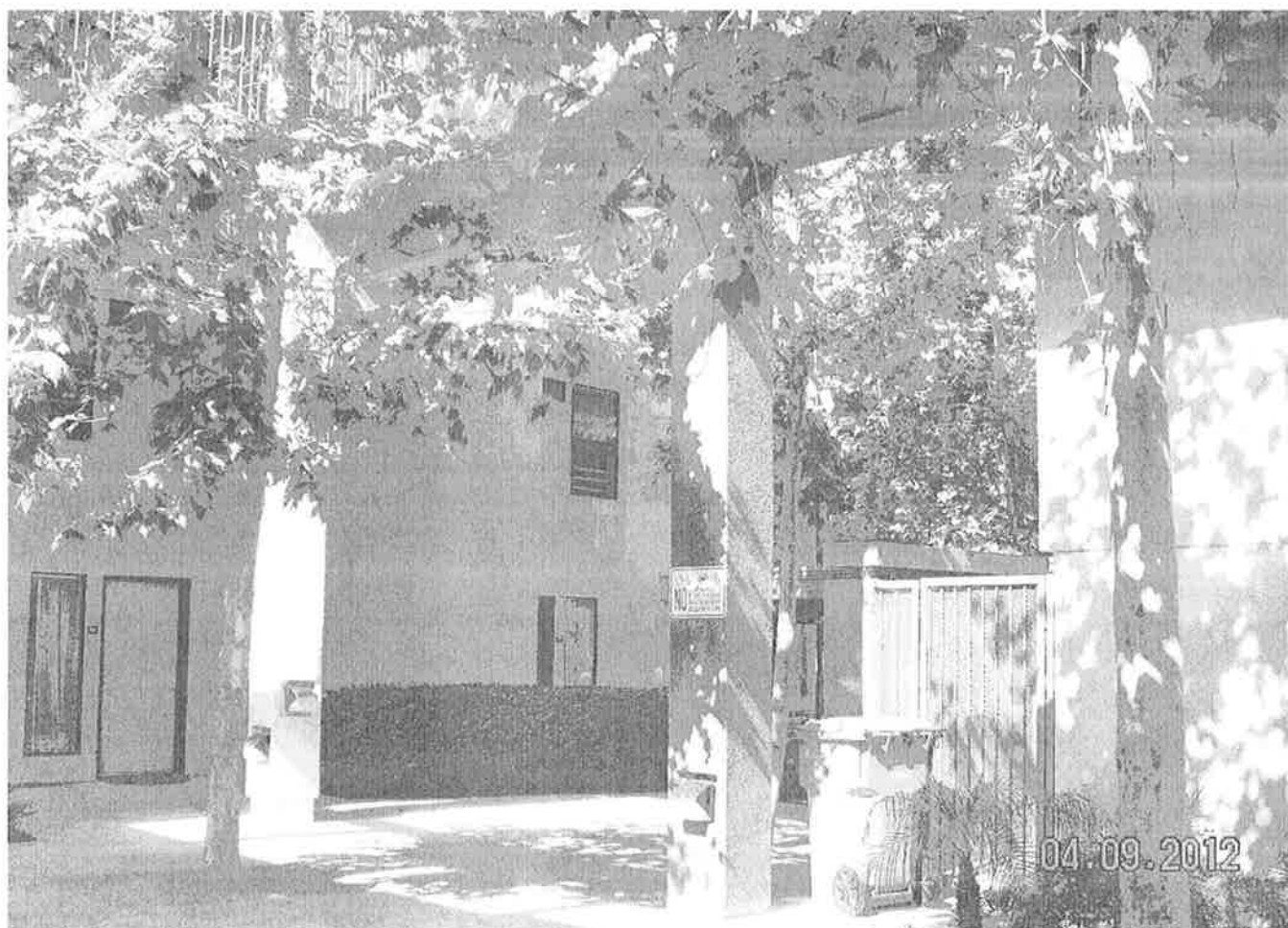
Los Angeles

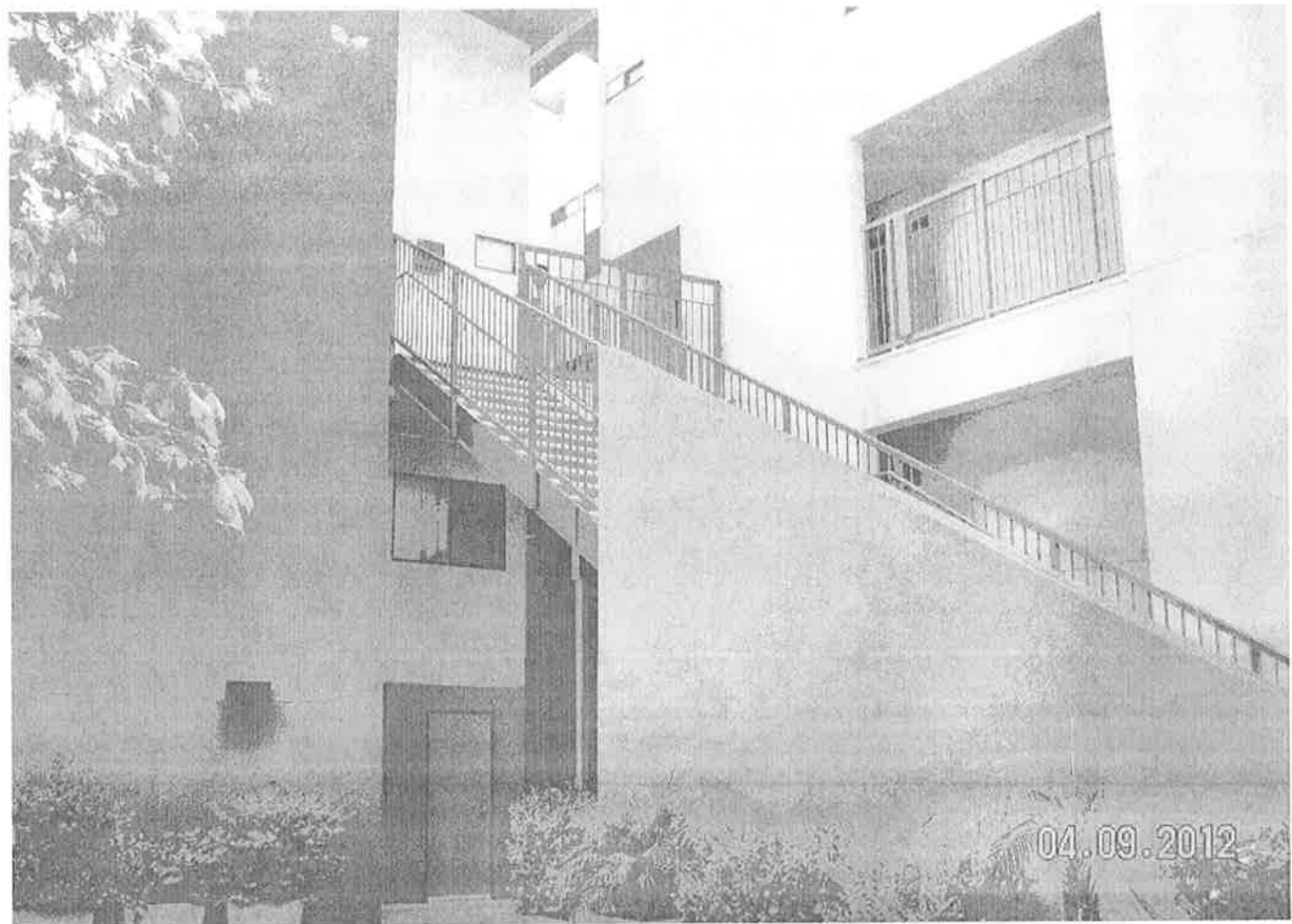
49 dwelling units, 54 on-site parking spaces

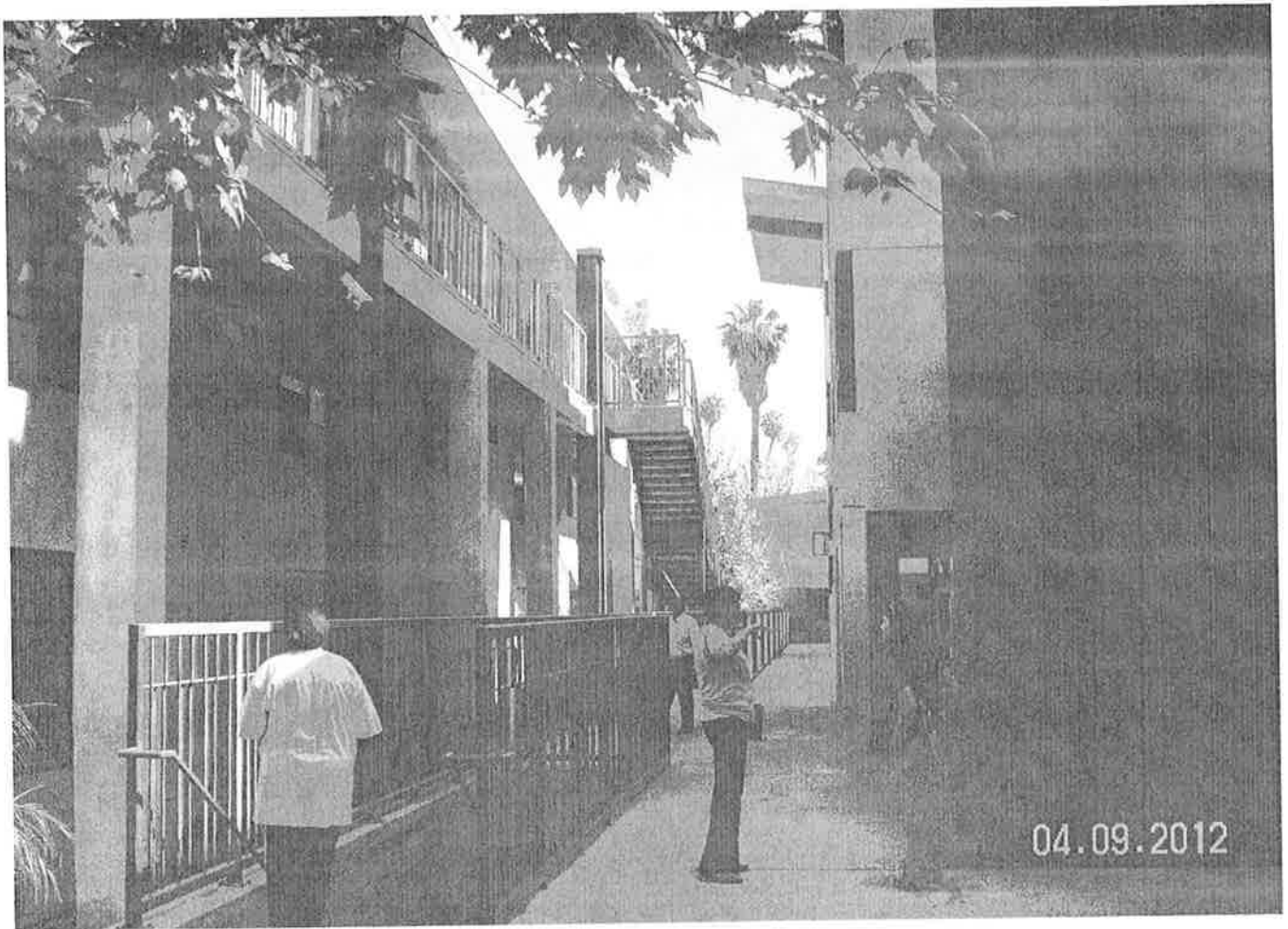


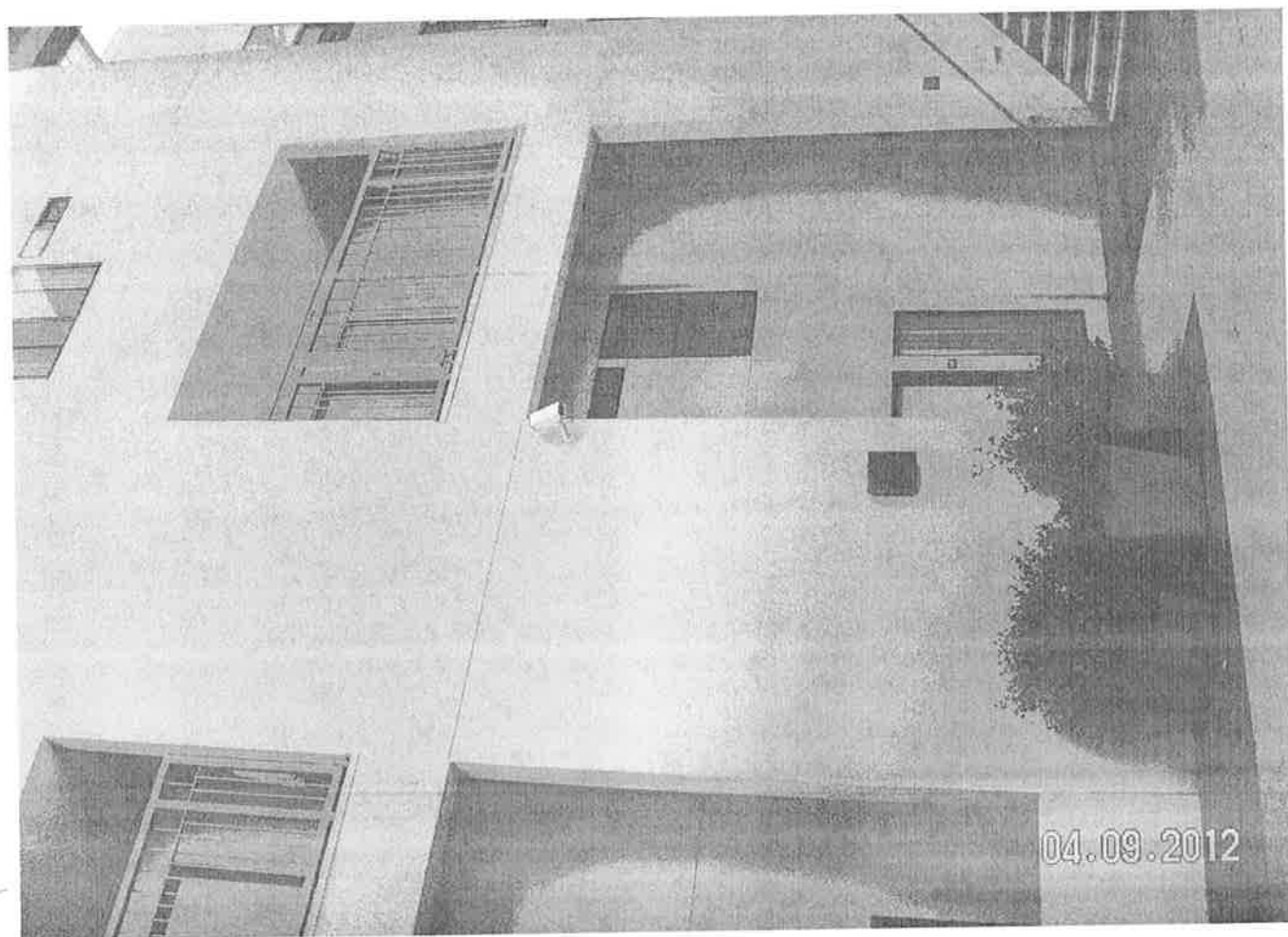
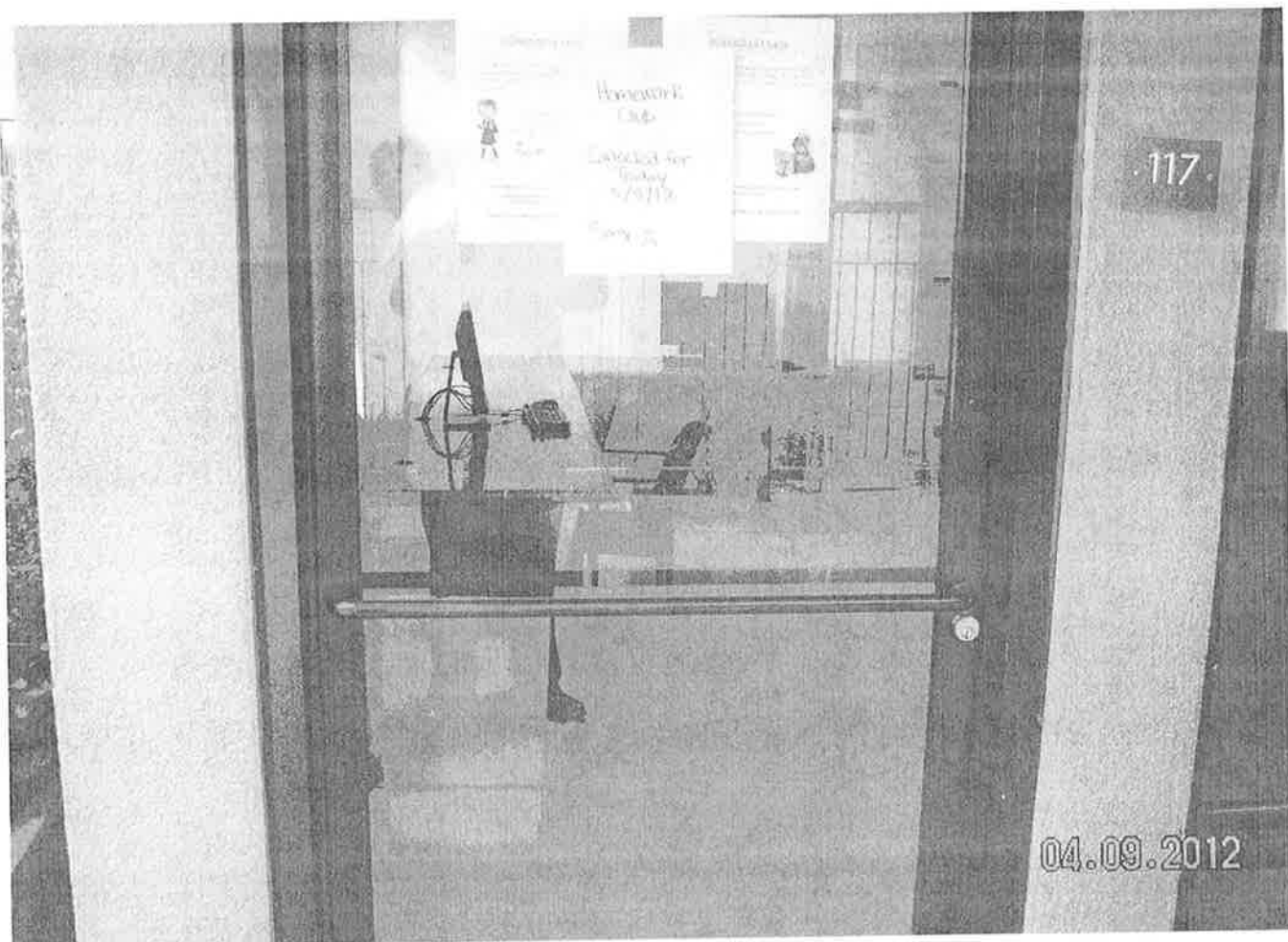


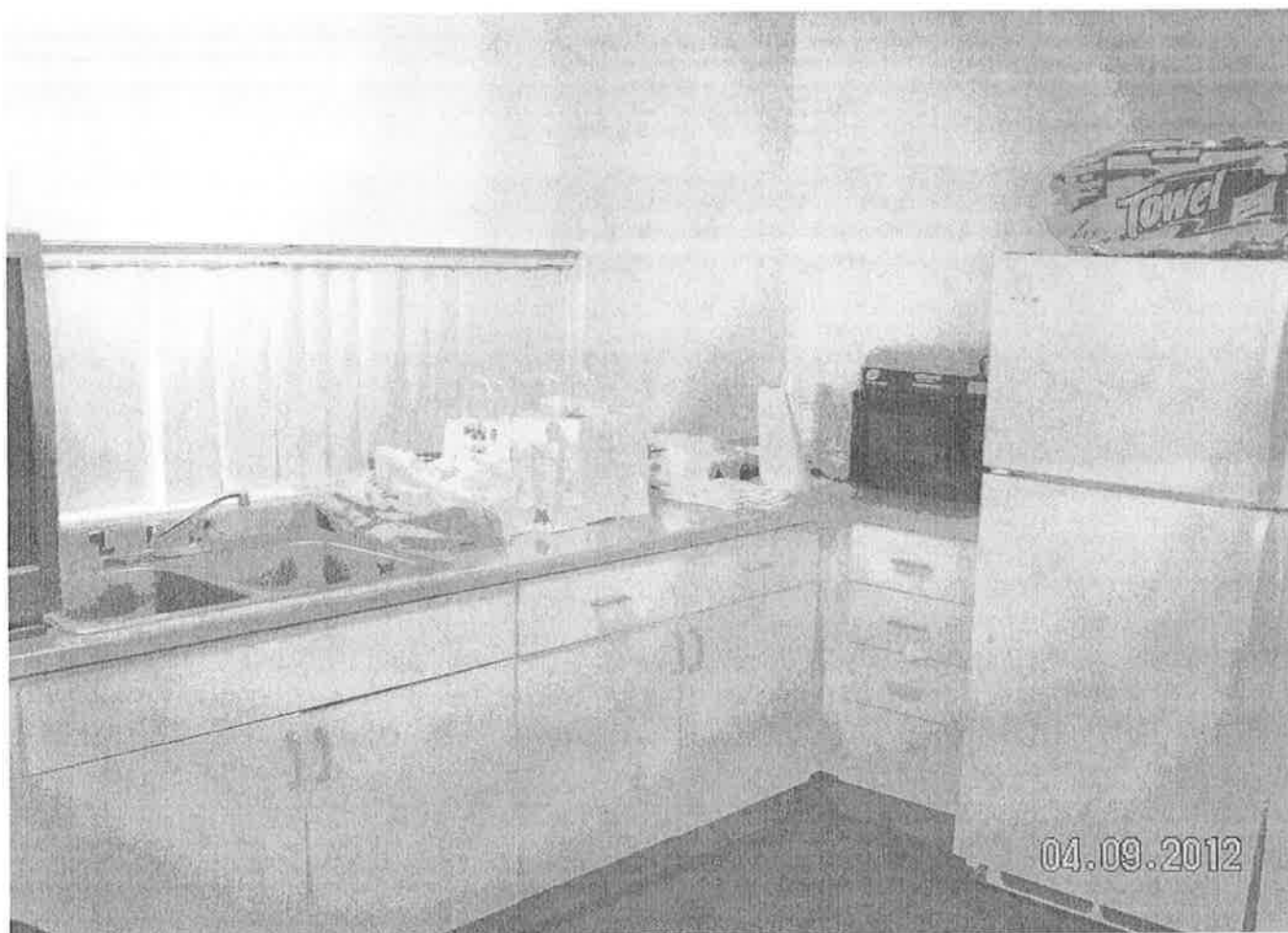




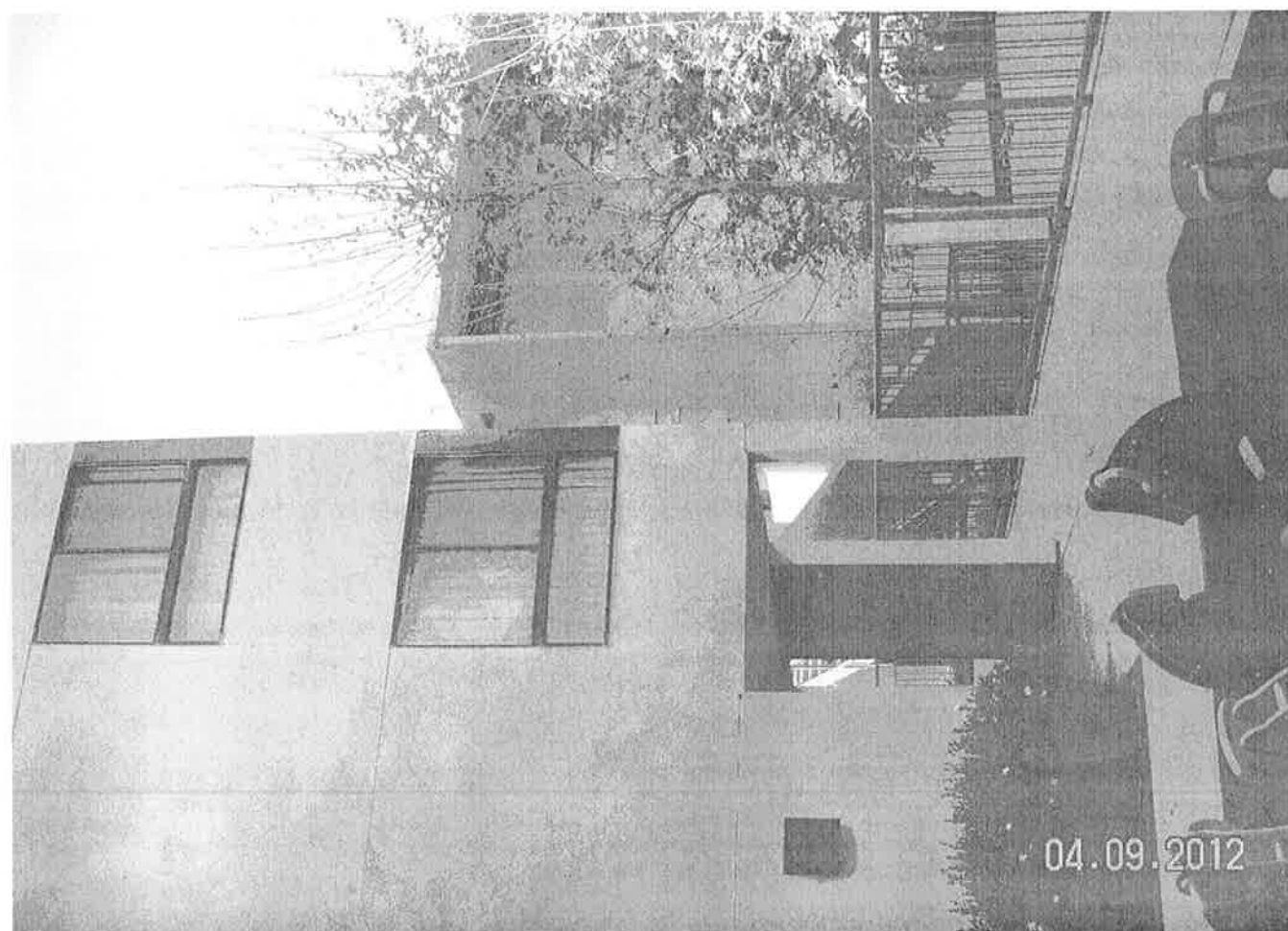
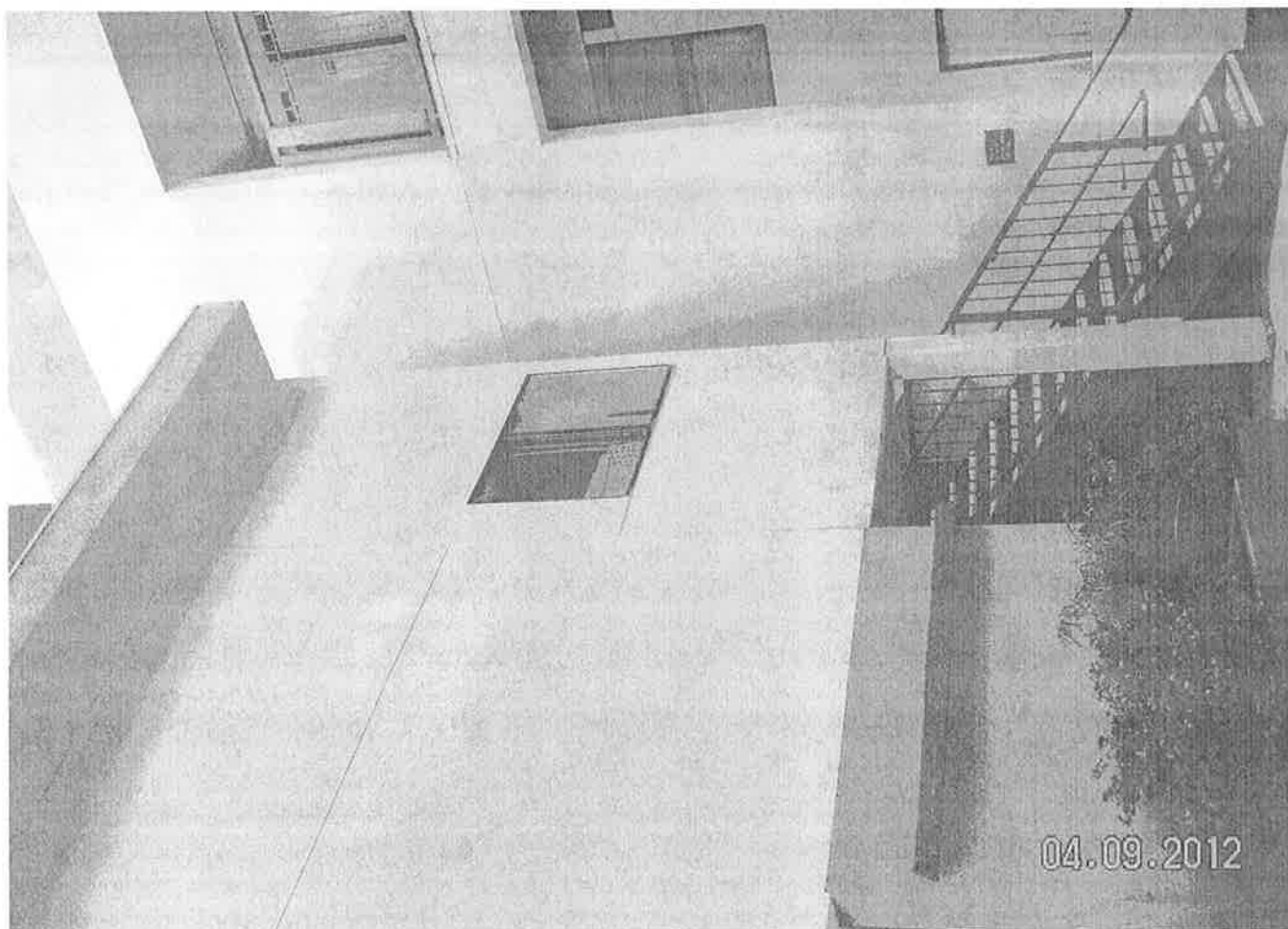


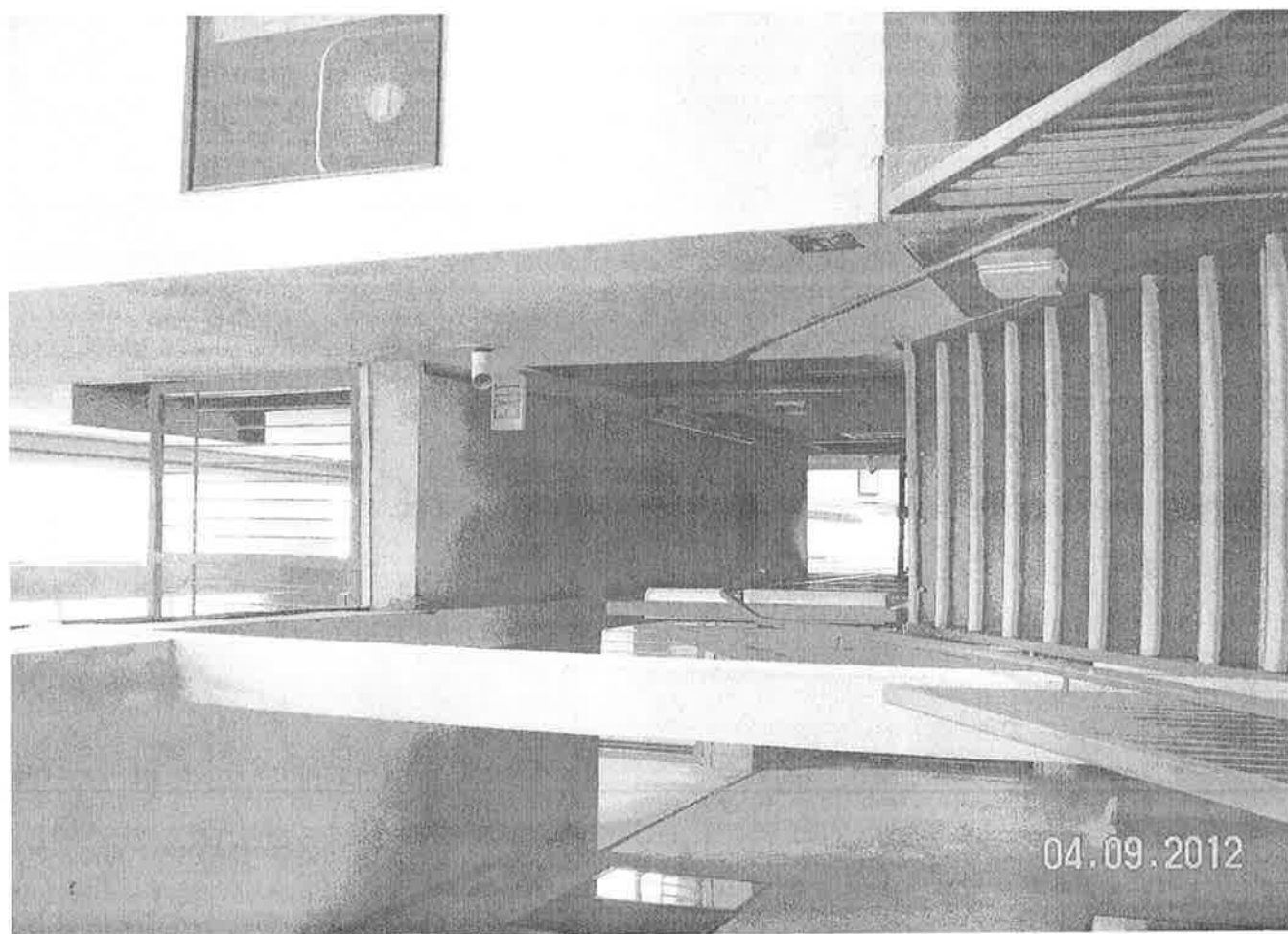


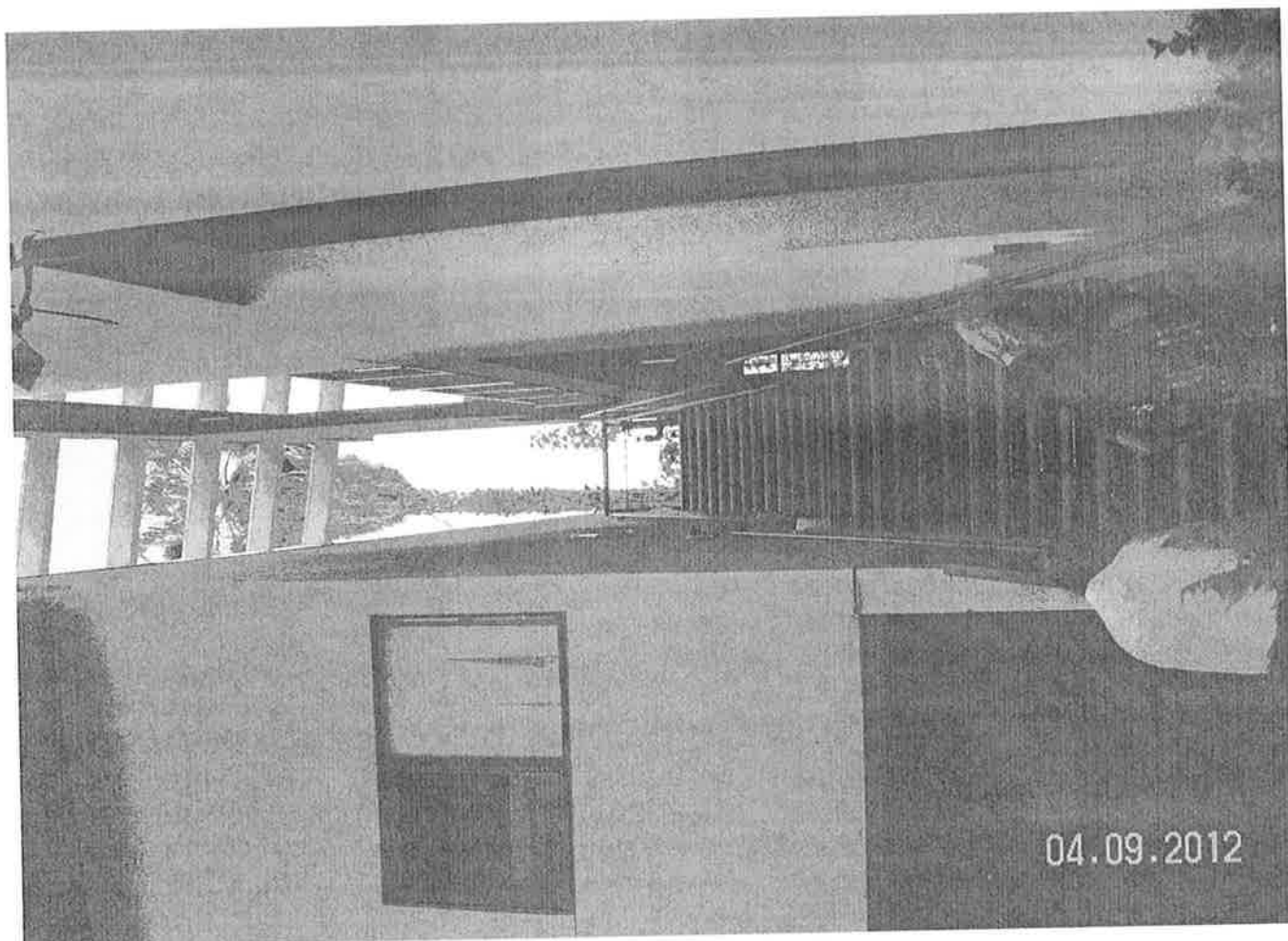


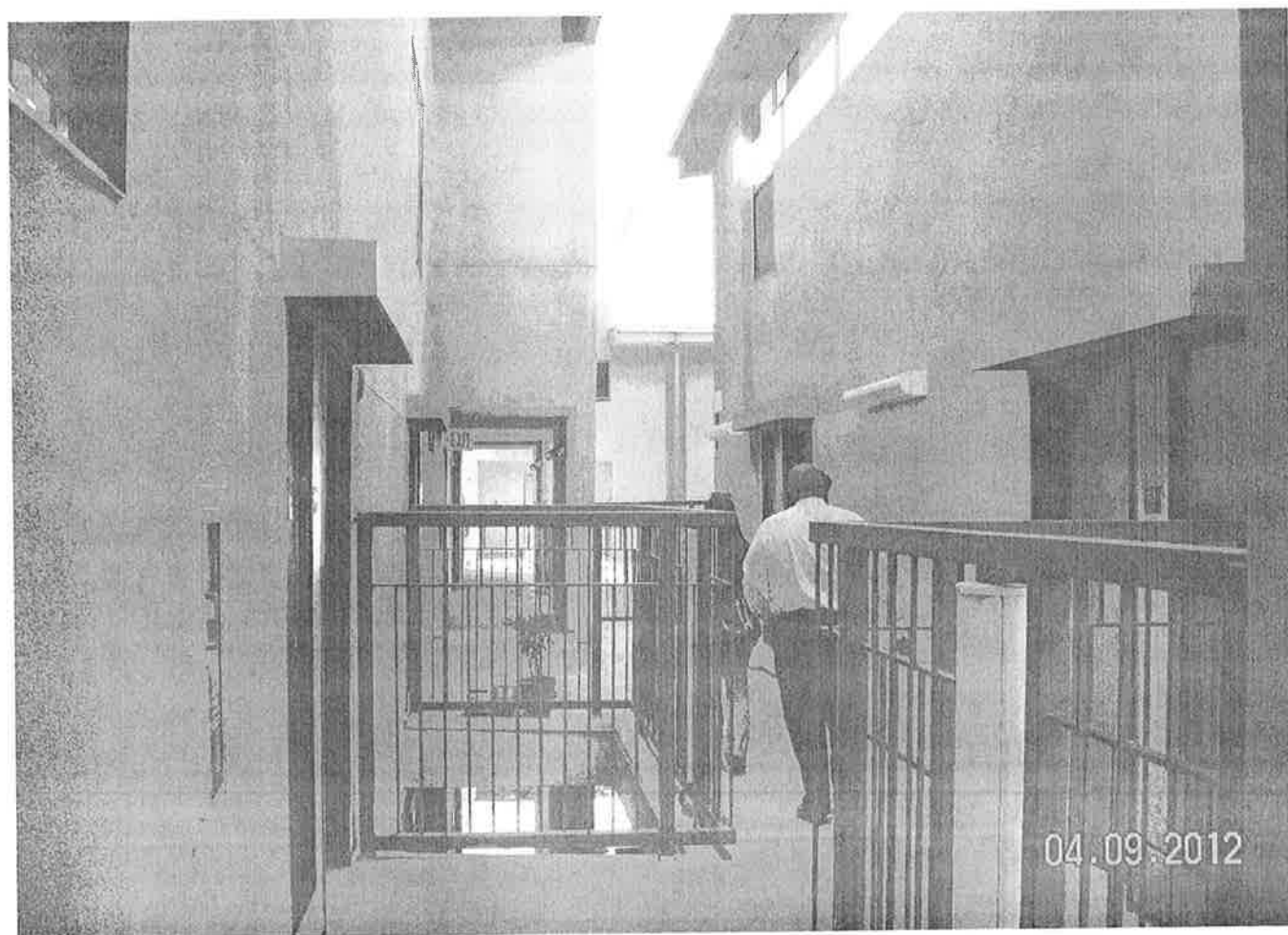


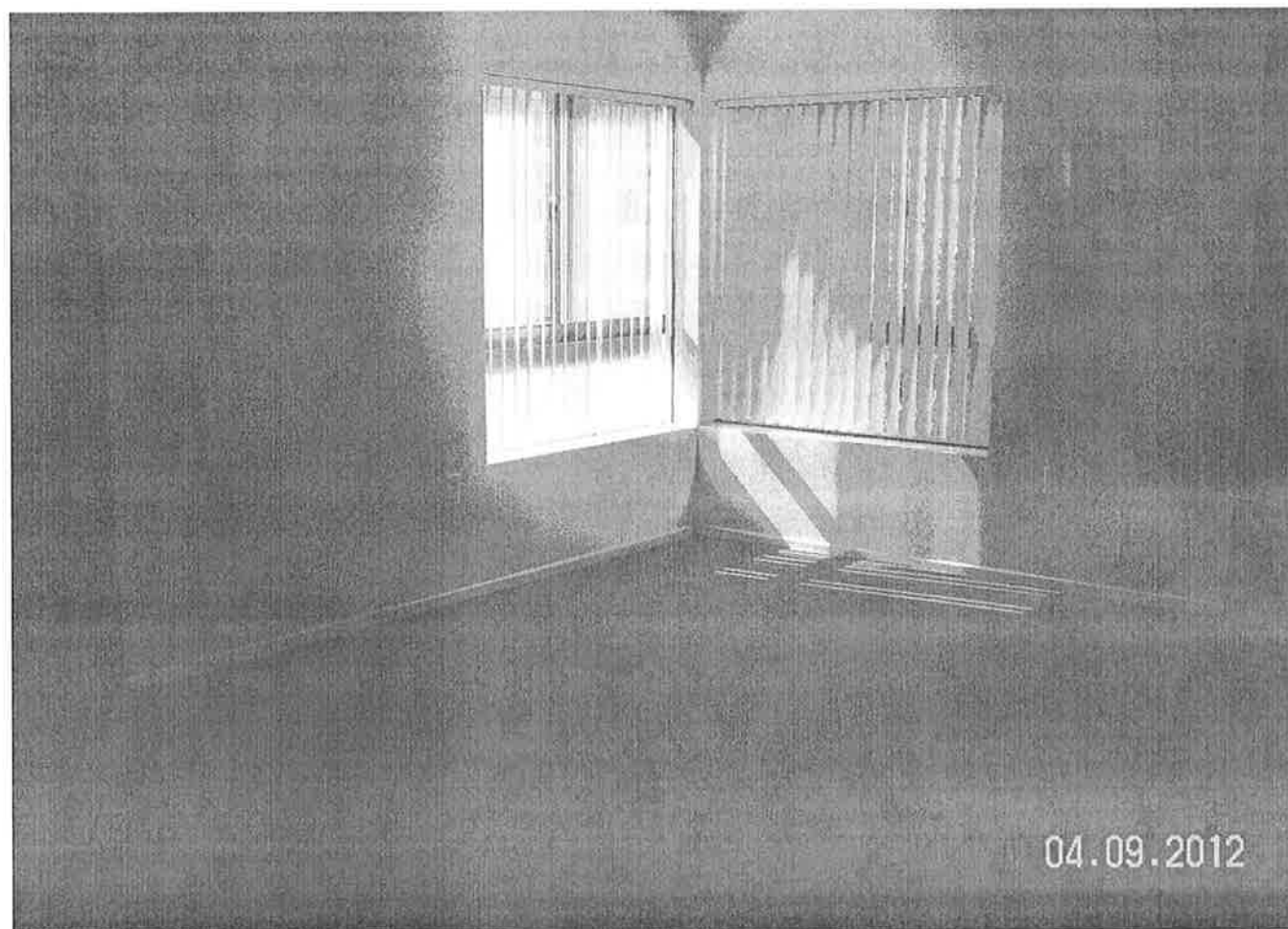


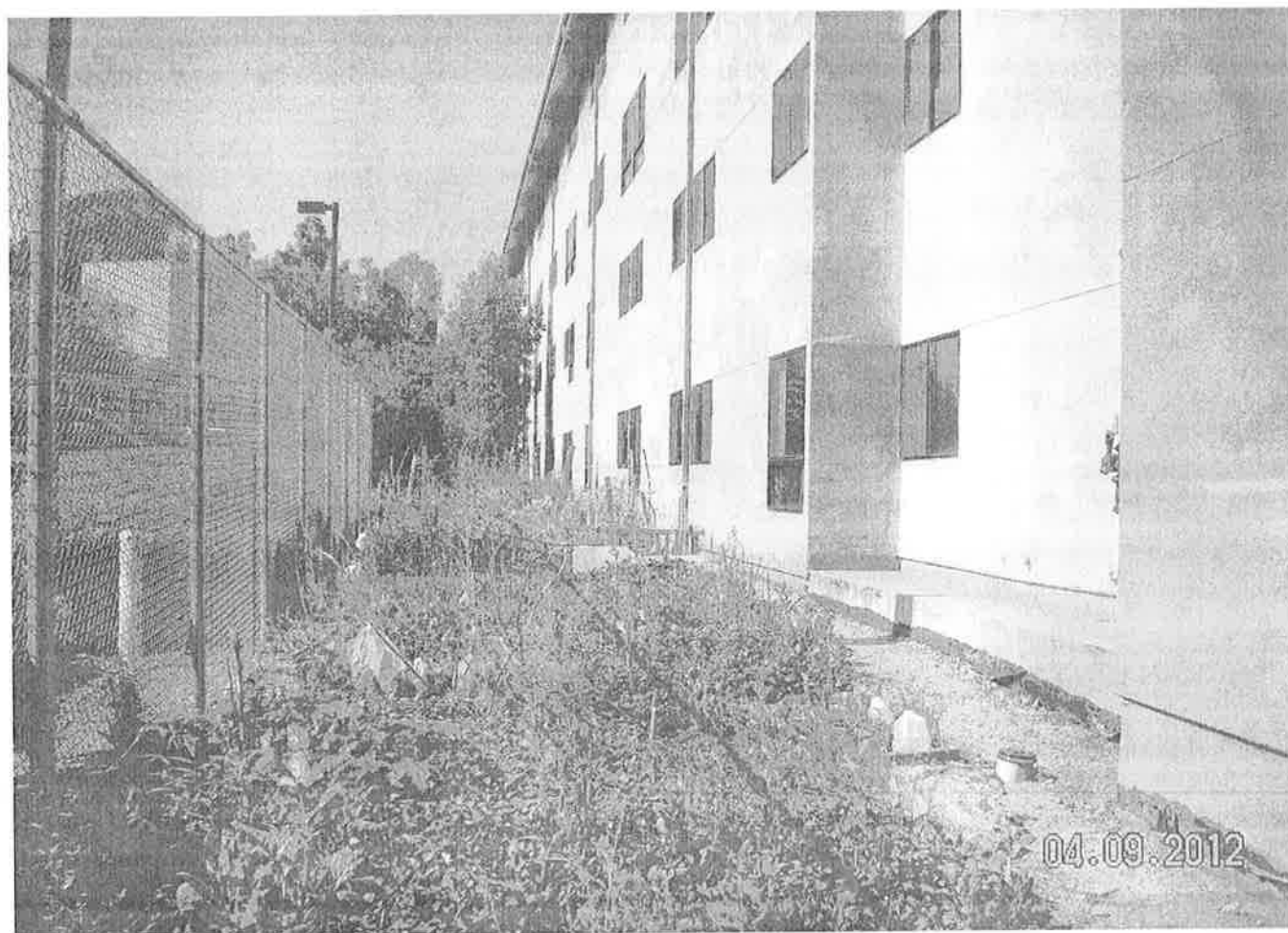
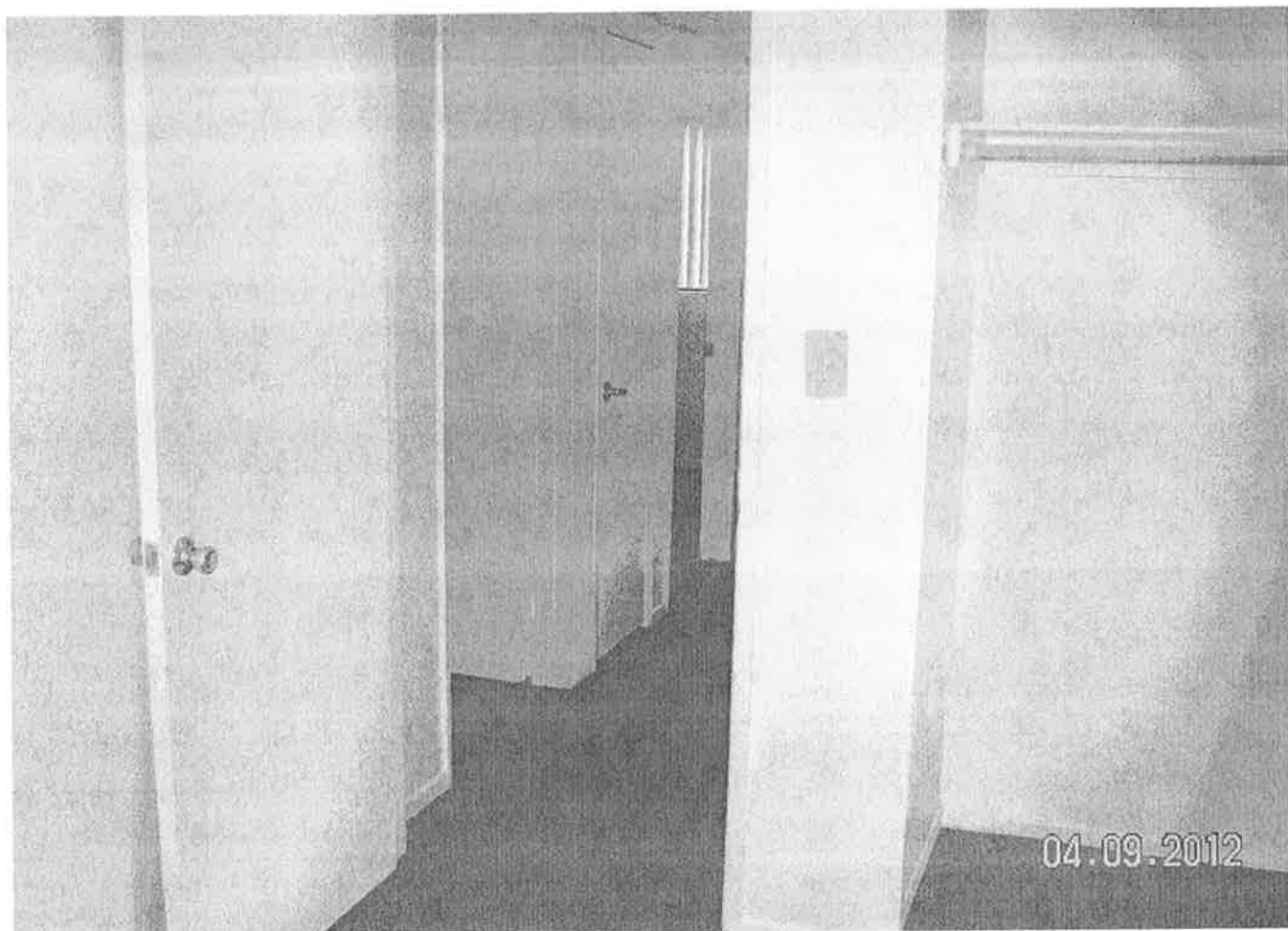




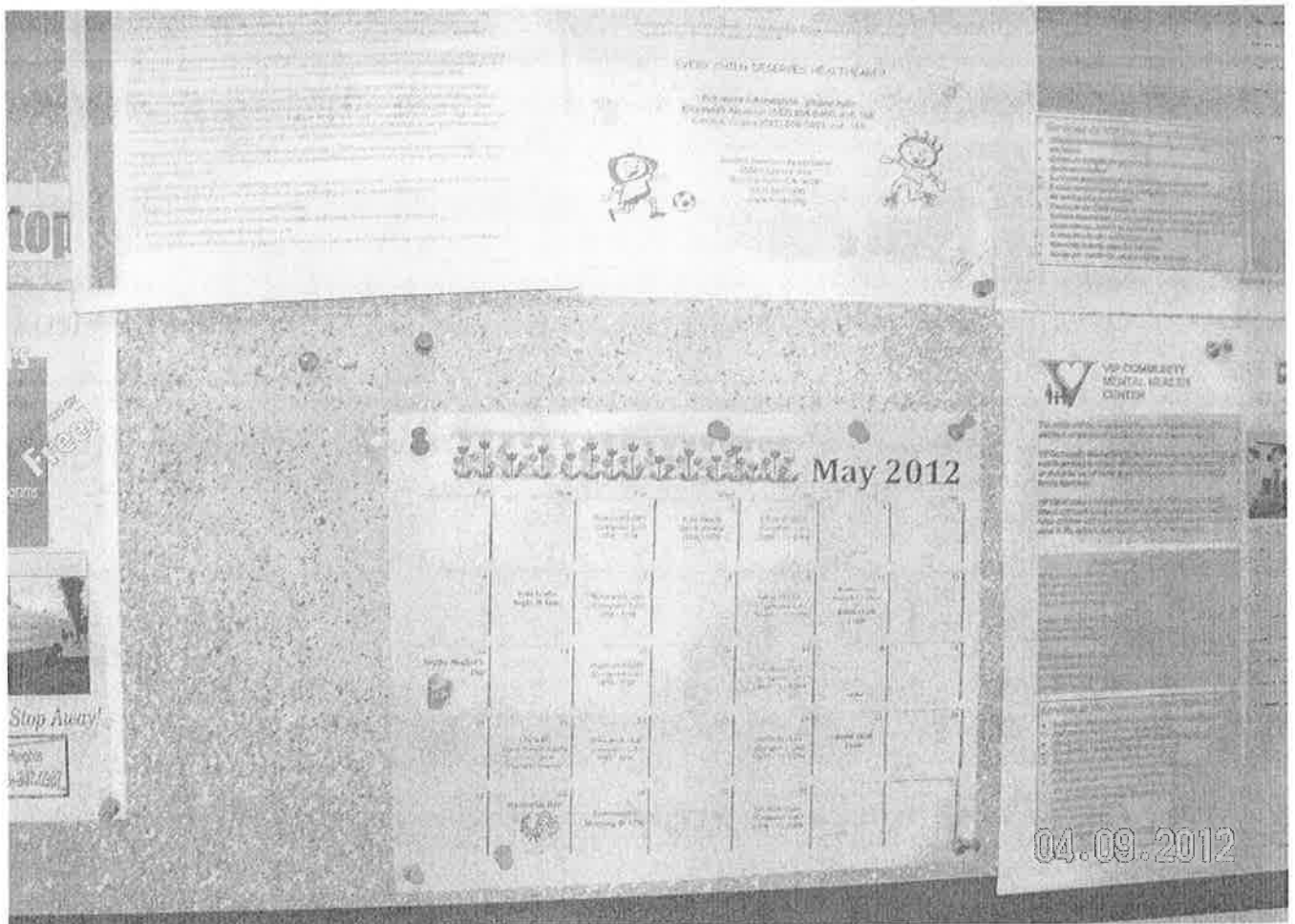


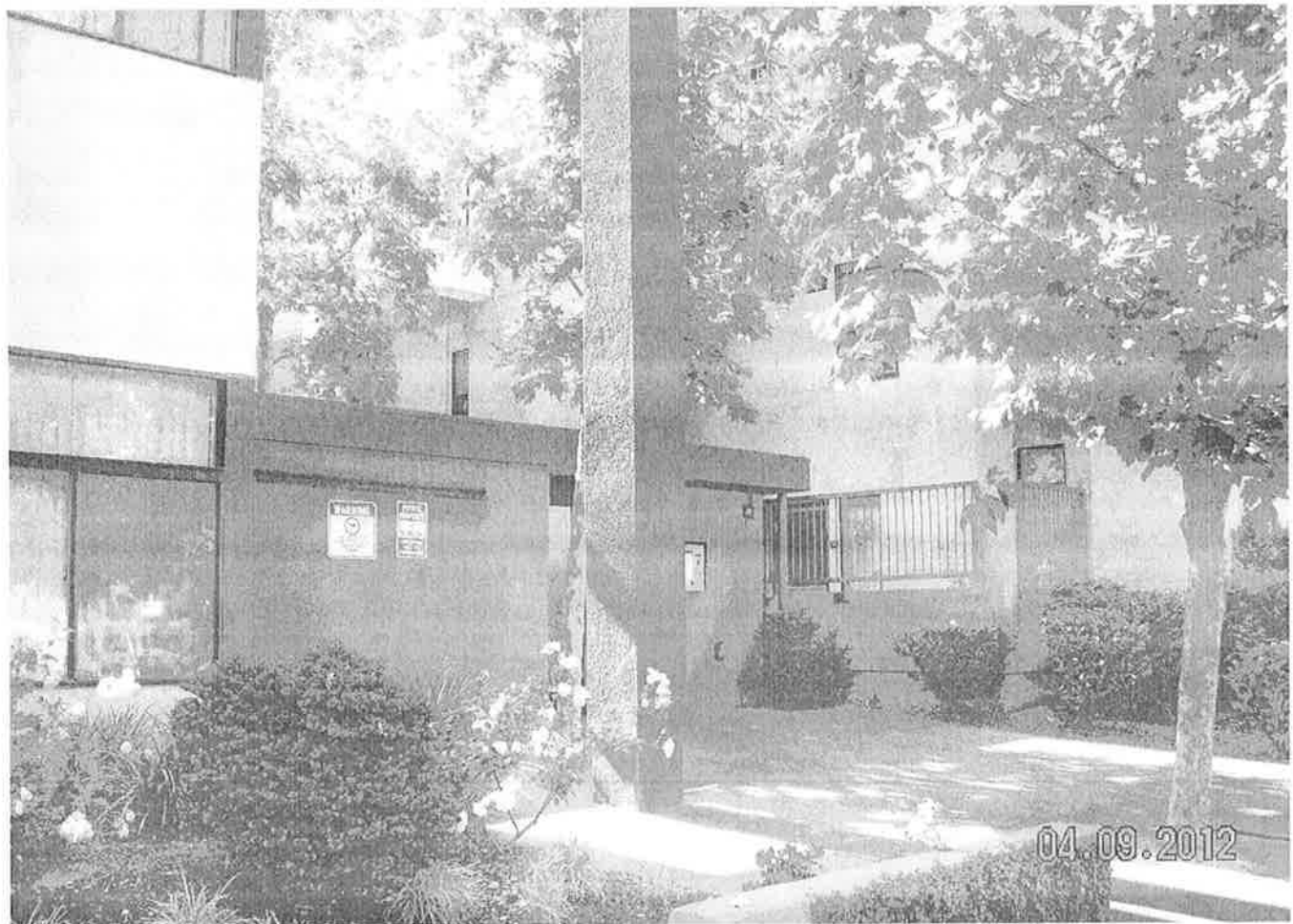
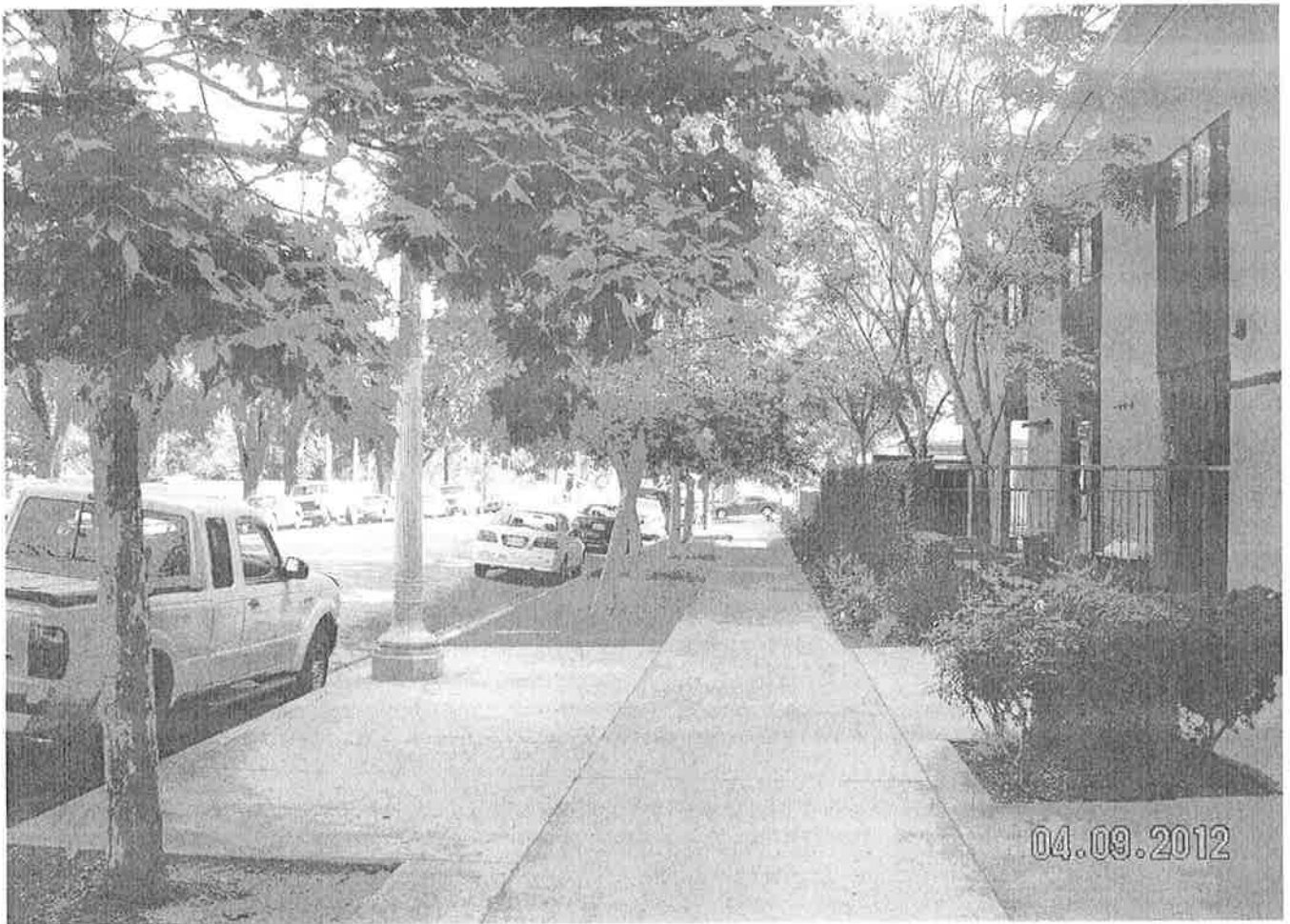


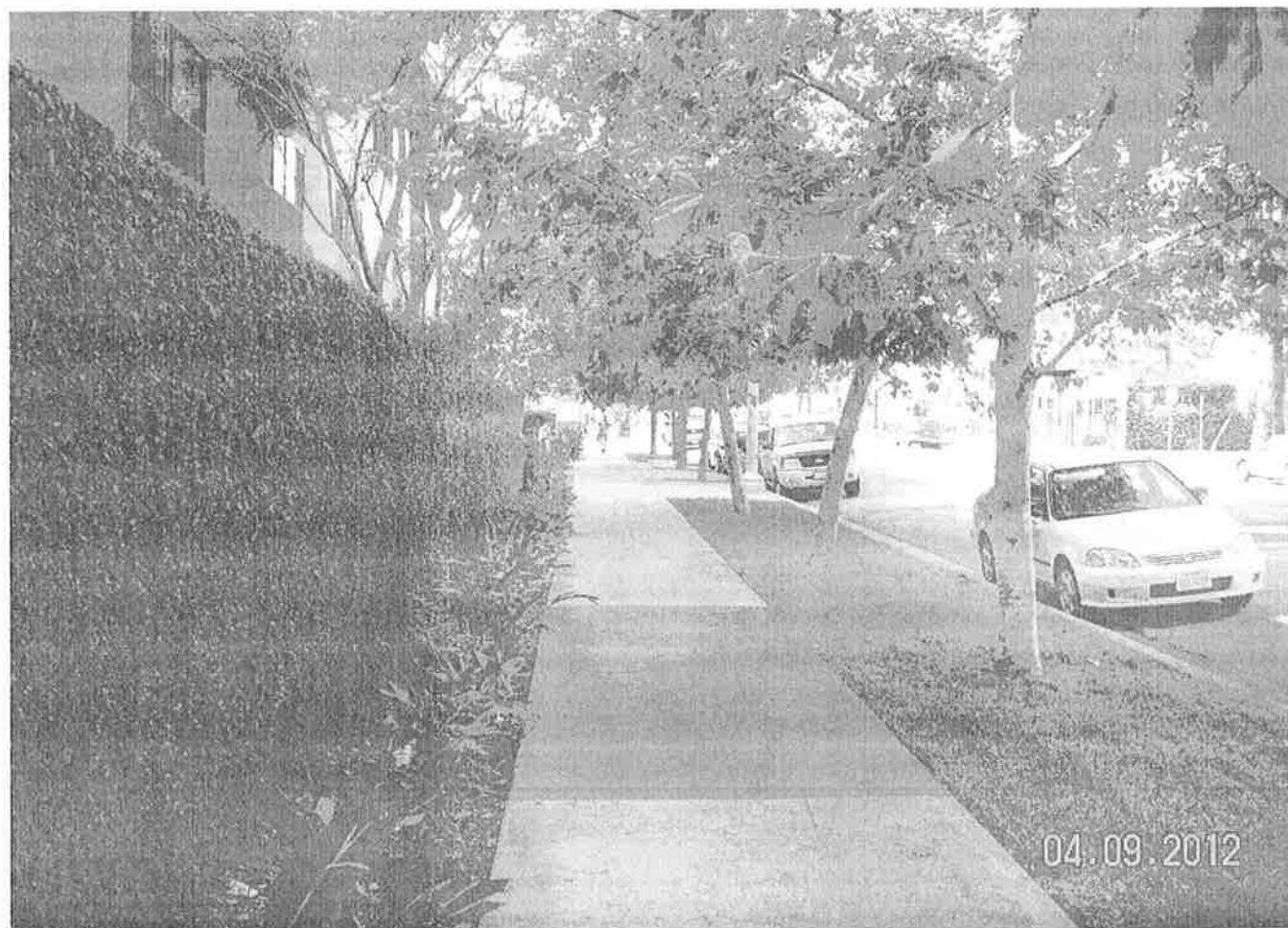














04.09.2012

EXHIBIT 1 - Sources & Uses of Funds

Project Name: Avalon Apartments
 Address: 13218 Avalon
 Project Sponsor: ACOF
 Type of Project: New Construction
 Date Prepared: 9/29/2010
 Prepared By: Keon Montgomery

USES

	Total	Percent
Acquisition Costs (*)	\$2,078,040	12%
Hard Costs	\$10,962,225	63%
Soft Costs	\$4,289,265	25%
Total Development Costs	\$17,329,530	100%

(*) In tax credits deals, acquisition includes off-site improvements, demolition (new construction only)

SOURCES**Permanent**

	Total	Interest Rate	Term (yr.)	Comments
AHP	\$500,000	6%	0	
SHP	\$400,000			
County Home Funds	\$5,000,000			
MHSA	\$3,000,000			
Equity	\$7,929,530			
Deferred Developer Fee	\$500,000			
Gap	\$0	n/a		
Total Permanent Sources	\$17,329,530			

Construction

	Total	Interest Rate	Term (mo.)	Comments
Construction Loan	\$4,394,411			
AHP	\$500,000			
SHP	\$400,000			
County Home Funds	\$5,000,000	n/a	n/a	Residual Receipt
MHSA	\$3,000,000			
Equity	\$3,171,812	n/a	n/a	
Costs Deferred until Completion	\$363,308			
Deferred Developer Fee	\$500,000	n/a	n/a	
Total Construction Sources	\$17,329,530			

Soft loans during construction \$8,900,000

EXHIBIT 2.- DEVELOPMENT COST SCHEDULE

Project Name:

Address:

Project Sponsor:

Type of Project:

Date Prepared:

Prepared By:

Avalon Apartments
13218 Avalon
ACOF
New Construction
9/29/2010
Keon Montgomery

Acquisition Loan Amount	\$1,897,500
Acquisition Loan Int. Rate	7%
Term of Acq. Loan (mos)	36
Acquisition credit rate	0.00%
Predevelopment Loan (non acquisition)	\$0
Predevel. Loan Term (mos)	0
Predevel. Loan Interest Rate	0%

Payable Thru Construction	\$16,394,143
Equity During Construction (%)	40%
Equity During Construction	\$3,171,812
Other funds available during construction	\$8,900,000
Construction Loan Amount	\$4,322,331
Construction Loan Int. Rate	8.5%
Construction Loan Term (mos)	18
Construction Loan Orig. Fee	0.75%
Const./Rehab credit rate	9.00%

ACQUISITION COSTS:	
Purchase Land & Bldg.	
Acquisition Escrow, Title, Recording	
Acquisition Loan Interest & Fees	
Demolition	
Relocation	
Holding Costs/Entitlements	
Offsite Improvements	
SUB-TOTAL ACQUIS. COSTS	

TOTAL COST	DEFERRED DURING CONSTRUCTION	PRE-DEV COSTS
\$1,500,000		\$1,500,000
\$18,000		\$18,000
\$425,040		\$425,040
\$50,000		\$50,000
\$35,000		\$35,000
\$50,000		\$50,000
\$0		\$0
\$2,078,040	\$0	\$2,078,040

10-01629

FEES/PERMITS & STUDIES:			
Fees and Permits	\$135,000		\$135,000
Local Dev. Impact Fees (Sewer/School/DU Fees)	\$245,000		\$245,000
Geotechnical (Soils)	\$40,000		\$40,000
ALTA Survey	\$7,000		\$3,500
Environmental Studies	\$17,000		\$17,000
Appraisal	\$7,000		\$7,000
Market Study	\$8,000		\$8,000
Cost Estimates	\$25,000		\$25,000
Civil Engineering	\$25,000		\$25,000
Structural Engineer	\$15,000		\$15,000
Architectural & Engr. (incl. Landscape)	\$650,000		\$520,000
Arch. Reimbursables	\$25,000		\$20,000
FP&S Contingency	\$60,288		\$60,288
		5.00%	
SUB-TOTAL Fees/Permits	\$1,259,288		\$0
\$1,120,788			
DIRECT/HARD COSTS:			
Construction Contract less demolition			
Site Work - CSI Division 2	\$500,000		
Structures - CSI Divisions 3-16	\$7,800,000		
Prevailing Wages portion Div 2-16 (included above)	\$0		
Subtotal Direct Cost	\$8,300,000		\$0
Project General Conditions Div 1	\$332,000		
Subtotal Construction Cost	\$8,632,000		\$0
Contractor's Overhead	\$415,000	4.00%	
Contractor's Profit	\$415,000	5.00%	
GC Bond (Owner Expense)	\$132,800	5.00%	
GC Insurance (Owner Expense)	\$149,400	1.60%	
Total Construction Contract	\$9,744,200	1.80%	\$0
Cost Escalation (5/04/2010- 08/15/2012)	\$243,605	2.50%	
Hard Cost Contingency	\$974,420	10.00%	
SUB-TOTAL HARD COSTS	\$10,962,225		\$0

INDIRECT/SOFT COSTS:		
Developer's Fee/Org. costs		\$1,445,000
Construction Mgmt.		\$80,000
Deputy and Other Inspections		\$70,000
Course of Construction Insurance		\$90,761
Owner's Liability & Property Ins.		\$48,000
Real Estate Taxes		\$90,000
Relocation		\$0
Soft cost contingency	5.00%	\$18,463
SUB-TOTAL SOFT COSTS		\$500,000
RENT-UP PERIOD:		
Marketing and Lease Up		\$15,000
Furnishings/Equipment		\$170,000
Capitalized Replacement Reserve		\$0
Capitalized Rent Reserve		\$200,000
Capitalized Operating Reserve		\$139,408
SUB-TOTAL RENT-UP		\$339,408
FINANCE:		
Construction Loan Interest		\$367,398
Construction Loan Fee		\$32,417
Appraisal		\$8,000
Title and Recording		\$15,000
Legal Fees - Lender		\$25,000
Construction & Env't Review for Loan		\$5,000
Construction Inspections (Lender)		\$9,000
Interim loan Interest		\$0
Interim loan origination fee		\$0
Owner Legal Fees		\$60,000
Syndication Legal/Accounting		\$0
Post-Construction Audit		\$8,000
Accounting		\$15,000
TCAC Fees(Reserv/Monitor)		\$22,550
Perm. Loan Closing Title & Recording		\$20,000
Perm. Fin. Orig.Fee		\$3,900
SUB-TOTAL FINANCING COSTS		\$22,550

SUBTOTALS					
SUB-TOTAL HARD COSTS		\$10,962,225	\$0	\$0	\$0
SUB-TOTAL SOFT COST		\$4,217,186	\$863,308	\$1,143,338	
SUB-TOTAL ACQUIS. COST		\$2,078,040	\$0	\$2,078,040	
TOTAL DEVELOPMENT COST		\$17,257,451	\$863,308	\$3,221,378	

EXHIBIT 3. - 15-YEAR CASH FLOW

Project Name: Avalon Apartments
 Address: 13218 Avalon
 Project Sponsor: ACOF
 Type of Project: New Construction
 Date Prepared: 9/29/2010
 Prepared By: Keon Montgomery

Assumptions
 Rental Inflation Factor 2.50%
 Other Inc. Inflat. Factor 2.50%
 Weighted Vacancy Rate 7%

	1	2	3
Gross Rental Income	\$421,452	\$431,988	\$442,788
(Plus) Other Income: Vouchers	\$168,600	\$172,815	\$177,135
(Plus) Other Income: Laundry	\$2,145	\$2,199	\$2,254
Rent subsidy reserve	\$0	\$0	\$0
(Less) Vacancy Loss Factor	-\$41,304	-\$42,336	-\$43,395
Effective Gross Income	\$550,893	\$564,666	\$578,782
(Less) Operating Expenses	\$418,223	\$432,861	\$448,011
(Less) Operating Reserves	\$12,547	\$12,986	\$13,440
(Less) Replacement Reserves	\$16,500	\$16,500	\$16,500
Net Operating Income	\$103,624	\$102,319	\$100,831
Perm Debt Service: MHSA	\$ 12,600	\$ 12,600	\$ 12,600
Payment of Deferred Development Fee	\$ 60,000	\$ 60,000	\$ 60,000
Partnership Management Fee	\$15,000	\$15,000	\$15,000
Rent Reserve Deposits	\$0	\$0	\$0
Net Operating Income	\$16,024	\$14,719	\$13,231
Payment of residual receipts loans @50% and cash flow @ 50%	\$16,024	\$14,719	\$13,231
Rent Reserve account	\$200,000	\$200,000	\$200,000

Op. Exp. Inflat. factor	3.50%
Taxes Inflation Factor	2.00%
Repl. Res. Infl. Factor	0.00%
Op. Res. (%of op. exp.)	3.00%

4	5	6	7	8
\$453,858	\$465,204	\$476,834	\$488,755	\$500,974
\$181,564	\$186,103	\$190,755	\$195,524	\$200,412
\$2,310	\$2,368	\$2,427	\$2,488	\$2,550
\$0	\$0	\$0	\$0	\$0
-\$44,480	-\$45,591	-\$46,731	-\$47,900	-\$49,097
\$593,252	\$608,083	\$623,285	\$638,867	\$654,839
\$463,691	\$479,921	\$496,718	\$514,103	\$532,096
\$13,911	\$14,398	\$14,902	\$15,423	\$15,963
\$16,500	\$16,500	\$16,500	\$16,500	\$16,500
\$99,150	\$97,265	\$95,166	\$92,841	\$90,280
\$ 12,600	\$ 12,600	\$ 12,600	\$ 12,600	\$ 12,600
\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
\$0	\$0			
\$11,550	\$9,665	\$7,566	\$5,241	\$2,680
\$11,550	\$9,665	\$7,566	\$5,241	\$2,680
\$200,000	\$200,000	\$200,000	\$200,000	\$200,000



9	10	11	12	13
\$513,498	\$526,336	\$539,494	\$552,982	\$566,806
\$205,423	\$210,558	\$215,822	\$221,218	\$226,748
\$2,613	\$2,679	\$2,746	\$2,814	\$2,885
\$0	\$0	\$0	\$0	\$0
-\$50,324	-\$51,583	-\$52,872	-\$54,194	-\$55,549
\$671,210	\$687,990	\$705,190	\$722,820	\$740,890
\$550,720	\$569,995	\$589,945	\$610,593	\$631,964
\$16,522	\$17,100	\$17,698	\$18,318	\$18,959
\$16,500	\$16,500	\$16,500	\$16,500	\$16,500
\$87,469	\$84,395	\$81,047	\$77,409	\$73,468
\$ 12,600	\$ 12,600	\$ 12,600	\$ 12,600	\$ 12,600
\$ 20,000	\$ -			
\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
\$39,869	\$56,795	\$53,447	\$49,809	\$45,868
\$39,869	\$56,795	\$53,447	\$49,809	\$45,868
\$200,000	\$200,000	\$200,000	\$200,000	\$200,000



14	15
\$580,976	\$595,501
\$232,417	\$238,227
\$2,957	\$3,031
\$0	\$0
-\$56,938	-\$58,361
\$759,413	\$778,398
\$654,082	\$676,975
\$19,622	\$20,309
\$16,500	\$16,500
\$69,208	\$64,613
\$ 12,600	\$ 12,600
\$15,000	\$15,000
\$41,608	\$37,013
\$41,608	\$37,013
\$200,000	\$200,000

Avalon Apartments Community Meetings

June 27, 2011 – Meeting with Dan Rosenfeld of Supervisor Mark Ridley-Thomas' Office to present the project and requested entitlements. The plans that were shown to Dan essentially depicted the building massing and he recommended that more emphasis be placed on the design. He did not express any concerns about the requested entitlements and did not object to the proposed use. Dan recommended that we meet with their field staff to further discuss community outreach.

July 26, 2011 – Meeting with Ronald Fisher and Mary Jones of Supervisor Mark Ridley-Thomas' Office to discuss outreach and potential community concerns. Ron recommended that we present the project to the following community groups and organizations:

- Friends and Neighbors
- Athens Park Concerned Citizens Committee
- Century Station Sheriff's Clergy Council
- Harbor Gateway Neighborhood Council
- LASD Sheriff's Office – Century Station
- Willowbrook Senior Service Center
- Prayer Assembly Church of God in Christ
- Beyond Shelter
- The Greater Pearl of Faith Baptist Church
- Residents of the single family homes within 500 feet of the project site.

After the meeting, A Community of Friends (ACOF) contacted each group that was recommended by the Supervisor's Office. After contacting some groups, it was collectively determined that a formal meeting was not necessary because the particular group is outside the jurisdiction and without any formal connection to the community or surrounding area where Avalon Apartments will be located. Informational materials were sent to the Harbor Gateway Neighborhood Council, Willowbrook Senior Service Center, and Beyond Shelter. We have attempted to contact the Prayer Assembly Church of God in Christ, but have not been able to connect with this group.

Saturday, January 21, 2012 – Meeting with Friends and Neighbors at the Great Mt. Hermon Baptist Church. This community group has a standing meeting at this location on the third Saturday of every month. Approximately 70 people attended this meeting. The concerns that were voiced were as follows:

- 1a. **Comment:** The community appeared to be more concerned with the special needs population vs. the low-income population, and claimed there was a drug/alcohol rehabilitation facility nearby. They are concerned about the clustering effect of services geared towards people with special needs.

Response: ACOF has researched the surrounding area and is unable to locate any such facility in close proximity of the project.

- 2a. **Comment:** Homeless persons and families would be brought in from other areas of the City or County.

Response: At the meeting, we explained our tenant selection process which includes working with local service providers for tenant referrals. One of the reasons that this building is proposed at this location is to satisfy local demand for supportive housing.

- 3a. **Comment:** There will be many cars generated by this project. The neighborhood already has too many cars and there is nowhere to park on Avalon Boulevard.

Response: ACOF has conducted a parking analysis of our existing buildings and independently verified what many other studies have previously indicated, which is that low-income housing has a far lower parking demand than market rate buildings of similar size. This is even more true for

permanent supportive housing where tenants' primary income is disability. We firmly believe that this project has sufficient parking and will not contribute to a perceived over-parking problem on Avalon Boulevard. The area is comprised of single-family residential, industrial, church and senior housing uses that all provide for sufficient parking.

- 4a. **Comment:** The proposed density is too high and they would prefer to see a proposal for a lower density development at the site.

Response: The number of units was determined based on the size and location of the lot as well as the surrounding uses and good zoning practices. The unit count is complementary to the adjacent senior housing building and similar to the previous request by the previous owner of the subject site. Other factors that determined the unit count are complex formulas to determine the optimum amount of financing available from various funding sources.

- 5a. **Comment:** Some expressed that they would prefer to see uses other than housing developed on the site such as a park or that it should just remain vacant.

Response: At the meeting, we advised that vacant land is an attractive nuisance that could draw vagrants; loitering or criminal activity and the housing development may mitigate or prevent these problems from occurring.

- 6a. **Comment:** Some expressed concerns about their property values decreasing due to the type of project (supportive housing) proposed.

Response: We explained that a new attractively designed building replacing vacant lots consisting of dilapidated structures would likely have the converse effect of raising their property values.

- 7a. **Comment:** Concerns about loitering were brought up.

Response: At the meeting, we explained that we will have one full-time property manager who likely lives on site. If the day-time property manager does not live on-site then another staff position called a "keyholder" would live onsite during evening hours. In addition, one Full Time Equivalent (FTE) residential services coordinator and one FTE case manager would be available during the day. Security cameras would also be installed to monitor the property and adjacent surroundings. The project also offers amenities including a community room and active as well as passive open space. These facilities encourage communal living as opposed to loitering. The staffing as well as the design of the building including the gated property should discourage loitering at the project.

- 8a. **Comment:** Not enough police in the neighborhood, and concerns with security.

Response: ACOF is planning to contact the Sheriff's office to address this concern. ACOF was able to comment that the entire site would have security cameras and if needed a 24-hour security guard would be hired. Initially, ACOF does not implement 24-hour security. In the event of any incidents which tenants would benefit from 24-hour security, ACOF will provide a security guard.

Wednesday evening, January 25, 2012- ACOF held a community meeting at Greater Pearl of Faith Baptist Church, the church located next door to the site. Notice was sent to owners within 500 feet of the building. 15 neighbors participated (including the Pastor and Assistant Pastor). Three people had attended the previous Saturday meeting with the Friends and Neighbors Community Club. Larry Buford, who freelances for a number of local papers including the Sentinel, was in attendance; he lives across the street and received a notice in the mail. In general, the concerns were very similar to the previous meeting. This meeting was more constructive as we received some feedback and suggestions regarding improving our project and how we should interact with the community. It was more of a dialogue. ACOF reiterated our desire to continue working with the community to address their concerns. By the end of the evening, we believe everyone signed in because they wanted to be kept apprised of any further

development updates or meetings. We agreed to host another meeting in a month or two. This meeting was scheduled for April 17, 2012 at the AC Bilbrew Public Library in close proximity to the project.

- 1b. **Comment:** There was a general objection to the basketball court because "it invites trouble to the neighborhood".

Response: At the meeting, we let the neighbors know that we would take this comment into consideration. Subsequently, ACOF has decided to install outdoor commercial grade exercise equipment for the tenants to utilize, redefining the space as "active open space" or "physical fitness area." We will also enlarge the edible garden. We will inform the community about this change at the follow-up meeting.

- 2b. **Comment:** Insufficient guest parking was raised as a concern.

Response: ACOF has conducted a parking analysis at our existing buildings and we firmly believe that this project will have more than sufficient parking to serve the tenants, staff and guests.

- 3b. **Comment:** Was a traffic study conducted? Was one required?

Response: RAJU Traffic Engineers prepared data that was included in an MOU with LA County Department of Public Works – Traffic and Lighting Section. Based on that data the Department concluded that the project will not impact any adjacent County or County/City intersections. Therefore, a Traffic Impact Analysis (TIA) was not required.

- 4b. **Comment:** Some neighbors expressed that they want less units and more parking.

Response: The proposed density was determined primarily by the lot size, location of the lot, adjacent uses and project funding considerations. Good zoning practice was also considered. The proposed density falls well within the allowable development parameters of the C-2 Zone and Density Bonus. With regard to parking, as mentioned above, ACOF firmly believes that this project will have sufficient parking to meet their demands for tenants and staff as well as visitors.

- 5b. **Comment:** Some neighborhood issues were brought up, including a proposed gas line and Ujima Village. Ujima Village is a 300 unit, County run housing project that was built 40 years ago. It closed in 2009. The void left by the closure of Ujima Village is part of the reason for this project. Ujima Village was built in 1972. After decades of mismanagement and dilapidation, the complex was taken over by the U.S. Department of Housing and Urban Development in 1990. Los Angeles County purchased it for \$1 five years later. With \$20 million in renovations needed by 2004, the county tried to sell the project. Developers discovered gas and crude oil contamination and by 2008 the California Regional Water Quality Control Board had ordered the County Housing Authority and Exxon to test and clean up the site. In November 2008, L.A. County Supervisors voted to close the complex and relocate remaining tenants.

Response: ACOF's proposed development represents a very different approach to low-income housing than that of the late 1960's and early 1970's. We explained at the meeting that ACOF has completed all the required soils and environmental testing to ensure that this project will not contain any environmental hazards.

- 6b. **Comment:** Concerns were expressed about loitering.

Response: The project will provide one full-time property manager who likely lives on-site. If the day-time property manager does not live on-site then another staff position called a "keyholder" would live onsite during evening hours. In addition, one Full Time Equivalent (FTE) residential services coordinator and one FTE case manager would be available during the day. Security cameras would also be installed to monitor the property and adjacent surroundings. The project also offers amenities including a community room and active as well as passive open space.

These facilities encourage communal living as opposed to loitering. The staffing as well as the design of the building including the gated property should also discourage loitering at the project.

7b. **Comment:** Not enough police in the neighborhood

Response: ACOF is planning to contact the Sheriff's office to address this concern. ACOF was able to comment that the entire site would have security cameras and if needed a 24-hour security guard would be hired. Initially, ACOF does not implement 24-hour security. In the event of any incidents which tenants would benefit from 24-hour security, ACOF will provide a security guard.

Tuesday, February 28, 2012, with the Clergy Council at the Firestone Sheriff Station. There were about 30 members of the Clergy Council that attended and overall this meeting was very positive. The Clergy Council was pleased with our organization and our devotion to help homeless and mentally ill individuals and families.

1c. **Comment:** They were interested to learn about the construction and other long-term jobs that this development would bring to the community.

Response: ACOF will be hiring a general contractor who will follow Section 3 local hiring guidelines for subcontractors. In addition to construction jobs, we will be staffing the project with a property manager, residential service coordinator and case manager who we try to recruit from the local community. ACOF has found many benefits from recruiting locally, including familiarity with the neighborhood and a greater sense of appreciation for the community.

Saturday, March 10, 2012 with the Athens Park Concerned Citizen's Committee located at The Athens Park Community Center. We attended their regular standing meeting, which occurs on the second Saturday of the month. Approximately 45 community members attended this meeting. This meeting consisted of a 5 minute presentation followed by a question and answer session.

1d. **Comment:** Similar to the Clergy Council meeting, they were interested in the construction and other long-term jobs that this development would bring to the community.

Response: ACOF will be hiring a general contractor who will follow Section 3 local hiring guidelines for subcontractors. In addition to construction jobs, we will be staffing the project with a property manager, residential service coordinator and case manager who we try to recruit from the local community. ACOF has found many benefits from recruiting locally, including familiarity with the neighborhood and a greater sense of appreciation for the community.

2d. **Comment:** The questions focused on gaining a better understanding of ACOF's tenant selection process and property management practices.

Response: At the meeting, we explained our tenant selection process which includes working with local service providers for tenant referrals. We also explained how applicants would be screened for the tenancy and went into details about our experience managing other similar projects.

ACOF held a meeting on April 17, 2012 at AC Bilbrew Library. Seven tenants who reside at Avalon Senior Apartments next door to the site attended this meeting.

1e. **Comment:** They were concerned about construction noise.

Response: At the meeting, we responded that we would be in compliance with County ordinances during construction, and offered our contact information so the neighbors could contact us at any time during construction with concerns.

- 2e. **Comment:** They were concerned about increased noise from the new tenants and their children. They asked about how many children were allowed to live in each unit.

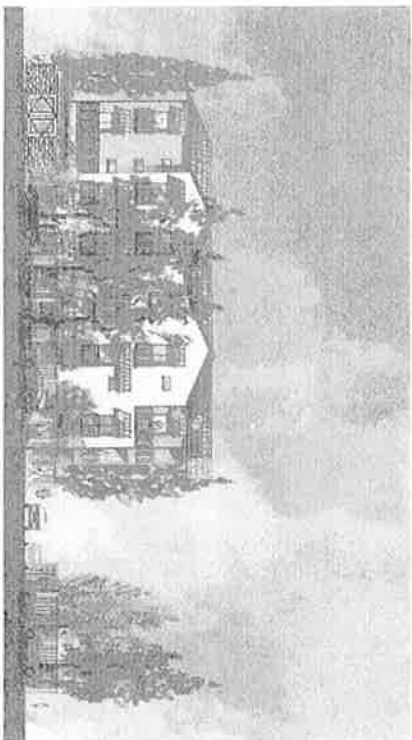
Response: At the meeting, we explained our tenant selection process which includes maximum occupancy limits for each household. However we are unable to ask potential tenants how many children will be living in each only, only the total number of people. Fair Housing laws prohibit us from inquiring about age.

- 3e. **Comment:** One attendee was interested in the construction and other long-term jobs that this development would bring to the community. She was interested in a position for herself.

Response: ACOF will be hiring a general contractor who will follow Section 3 local hiring guidelines for subcontractors. In addition to construction jobs, we will be staffing the project with a property manager, residential service coordinator and case manager who we try to recruit from the local community. ACOF has found many benefits from recruiting locally, including familiarity with the neighborhood and a greater sense of appreciation for the community.

- 4e. **Comment:** After the meeting, ACOF received a telephone call from a neighbor who was unable to attend the meeting. She was concerned with the proposed family population because a teenager and young adult presence would make the streets no longer safe for seniors to walk to local businesses. She suggested changing the target population to seniors instead of families.

Response: The Project Manager took the call and advised the Director and CEO of this comment. The Project Manager advised the caller that she would pass this comment along and get back to her with any feedback.



AVALON APARTMENTS **13218 & 13224 Avalon Blvd. Los Angeles, CA 90061**

KDG
 Kennedy Design Group
 Architecture & Planning
 13218 & 13224 Avalon Blvd. Suite 200
 Los Angeles, CA 90061
 Telephone: (323) 368-0206
 Fax: (323) 368-0206
 E-mail: info@kdgdesign.com

Project
AVALON APARTMENTS
 13218 & 13224 Avalon Blvd
 Los Angeles, CA 90061
 6134-001-011
 6134-001-012

Architect
A Community of Friends
 3701 Western Blvd. Suite 200
 Los Angeles, CA 90061
 Telephone: (323) 368-0206
 Fax: (323) 368-0206
 E-mail: info@acof.org

No.	Desc.	Quantity	Unit
1	13218 & 13224 Avalon Blvd. Project		
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For
COVER

Sheet
A1
 Title
COVER
 Date
05/18/2012

SITE PLAN

SCALE: 1" = 20'

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LEGAL DESCRIPTION

All the portion of the property situated in the County of Los Angeles, State of California, described as follows:
The North 74.03 feet of the South 110.20 feet of that portion of the Southwest Quarter of the Northeast Quarter of Section 17, Township 3 South, Range 13 West, San Bernardino Base and Meridian, lying West of the West line of that 106 foot strip of land conveyed to the City of Los Angeles by deed recorded in Book 5214 Page 184 of Official Records, in the Office of the County Recorder of said County.
Parcel 2:
The North 74.03 feet of the South 110.20 feet of that portion of the Southwest Quarter of the Northeast Quarter of Section 17, Township 3 South, Range 13 West, San Bernardino Base and Meridian, lying West of the West line of that 106 foot strip of land conveyed to the City of Los Angeles by deed recorded in Book 5214 Page 184 of Official Records, in the Office of the County Recorder of said County.

Also except therefrom all oil, gas, natural gas rights, mineral rights, all other hydrocarbon substances by whatsoever name known, and all water, claims or rights to water, together with appurtenant rights thereto, without, however, any right to enter upon the surface of said land nor any portion of the subsurface lying above a depth of 500 feet, as excepted or reserved by deed recorded April 5, 1970 as instrument No. 78-357721 of Official Records.

Assessor's Parcel Number 6134-001-011, 012

APPROVED SPECIAL PERMIT
6/13/24-001-1011
6/13/24-001-1012

APPROVED SPECIAL PERMIT
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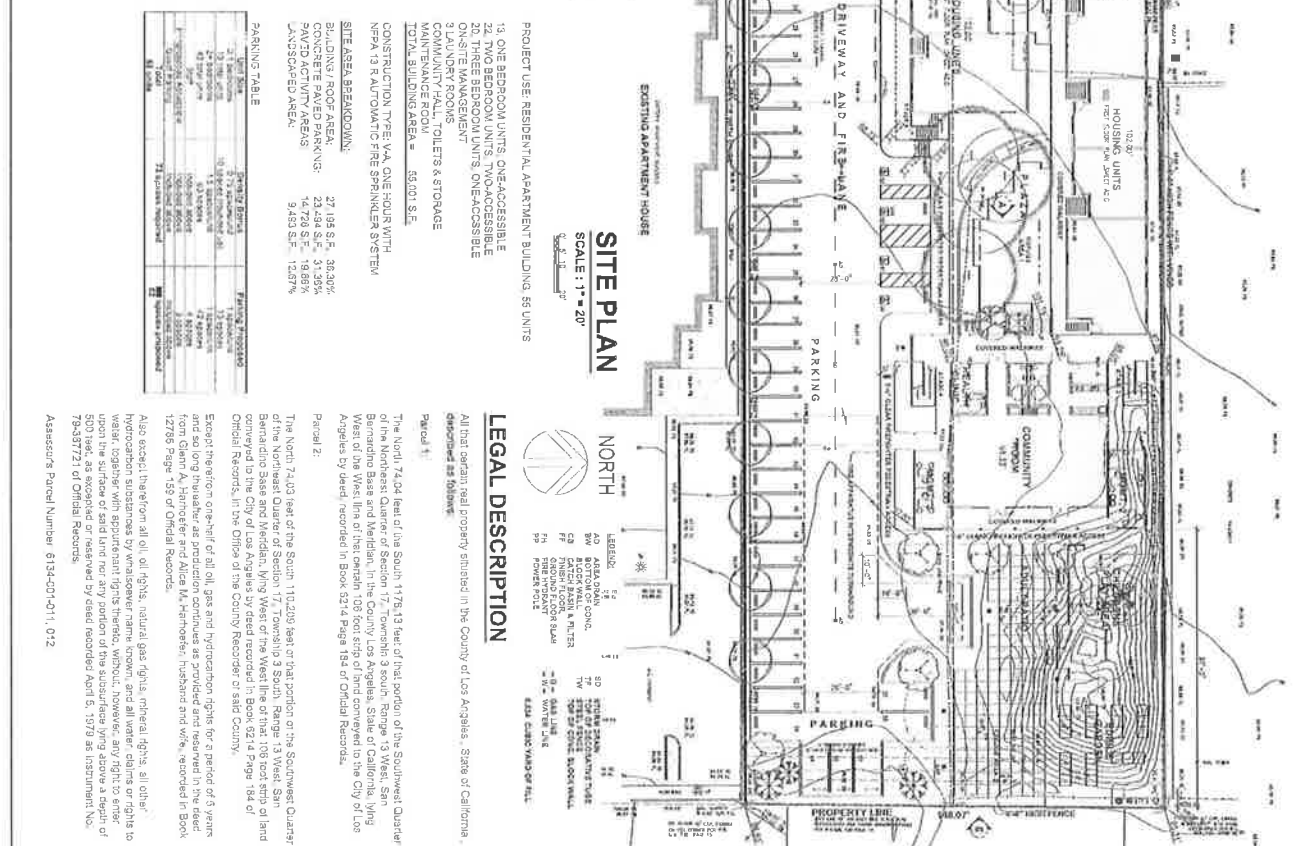
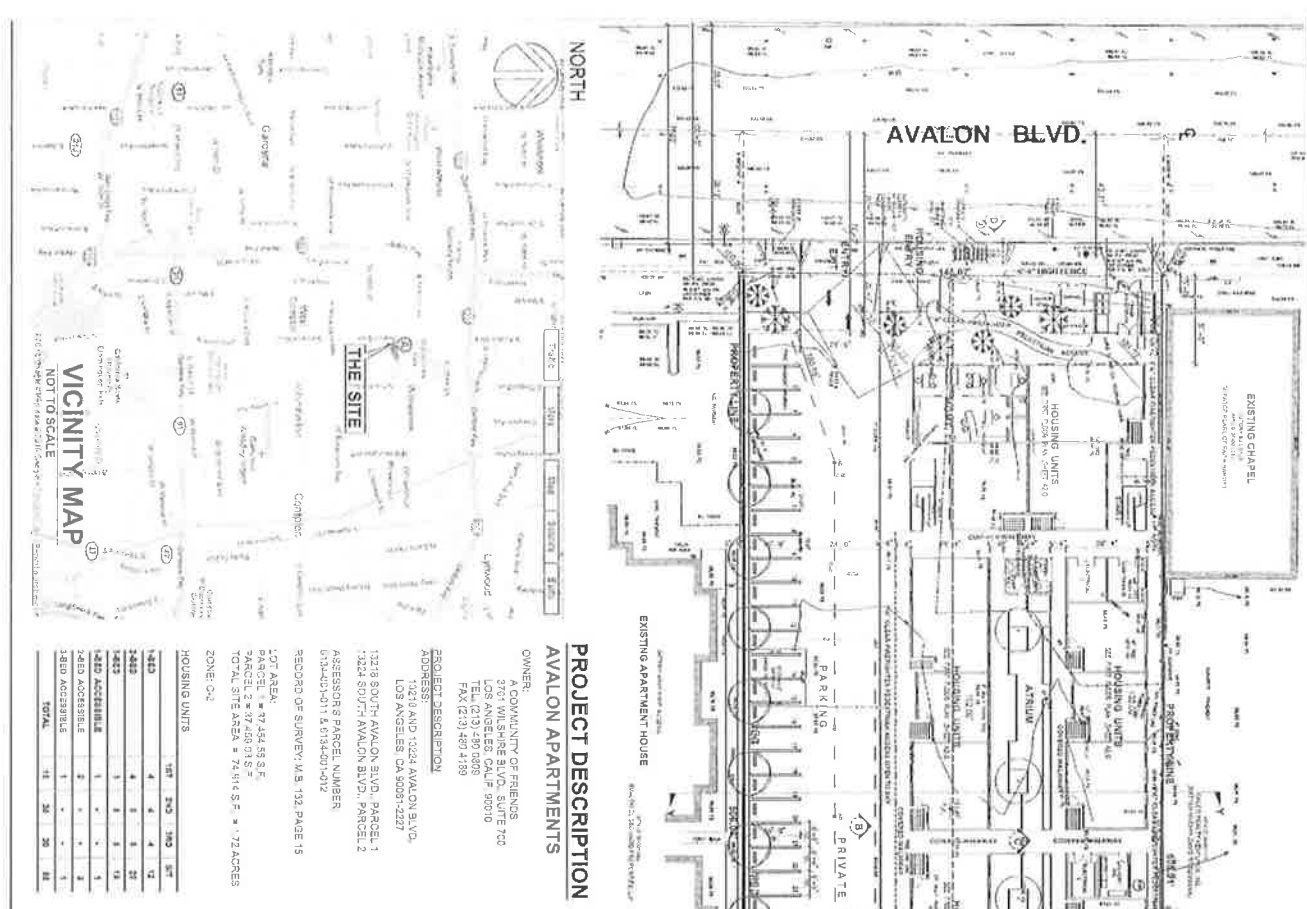
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APPROVED SPECIAL PERMIT
6/13/24-001-1011
6/13/24-001-1012



NO.	DESCRIPTION	AREA	PERCENT	TOTAL
1	LOT AREA	74,455 S.F.	100.00%	74,455 S.F.
2	LOT AREA	74,455 S.F.	100.00%	74,455 S.F.
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NO.	DATE	REVISIONS	BY
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1st	FIRST FLOOR
2nd	SECOND FLOOR
3rd	THIRD FLOOR
4th	FOURTH FLOOR
5th	FIFTH FLOOR
6th	SIXTH FLOOR
7th	SEVENTH FLOOR
8th	EIGHTH FLOOR
9th	NINTH FLOOR
10th	TENTH FLOOR
11th	ELEVENTH FLOOR
12th	TWELFTH FLOOR
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17th	SEVENTEENTH FLOOR
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99th	99TH FLOOR
100th	100TH FLOOR

1st	FIRST FLOOR
2nd	SECOND FLOOR
3rd	THIRD FLOOR
4th	FOURTH FLOOR
5th	FIFTH FLOOR
6th	SIXTH FLOOR
7th	SEVENTH FLOOR
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97th	97TH FLOOR
98th	98TH FLOOR
99th	99TH FLOOR
100th	100TH FLOOR

FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

FIFTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

SIXTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

SEVENTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

EIGHTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

NINTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

TENTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

ELEVENTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

TWELFTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

THIRTEENTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

FOURTEENTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

FIFTEENTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

SIXTEENTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

SEVENTEENTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

EIGHTEENTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

NINETEENTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

TWENTIETH FLOOR PLAN
SCALE: 1/16" = 1'-0"

21ST FLOOR PLAN
SCALE: 1/16" = 1'-0"

22ND FLOOR PLAN
SCALE: 1/16" = 1'-0"

23RD FLOOR PLAN
SCALE: 1/16" = 1'-0"

24TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

25TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

NORTH

THIRD FLOOR PLAN

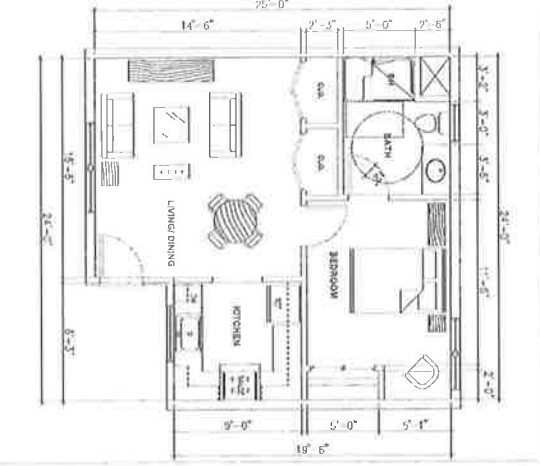
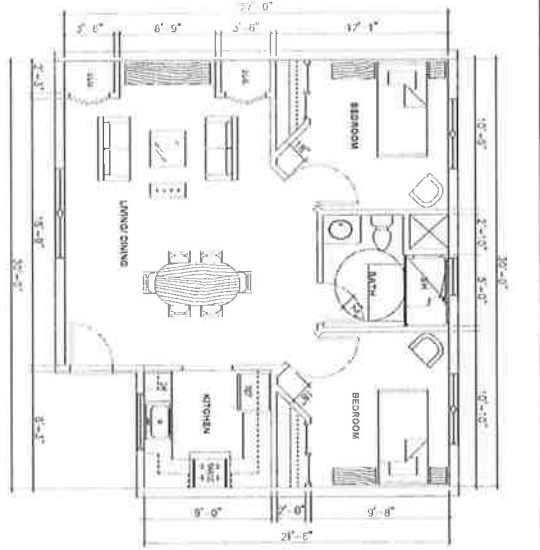
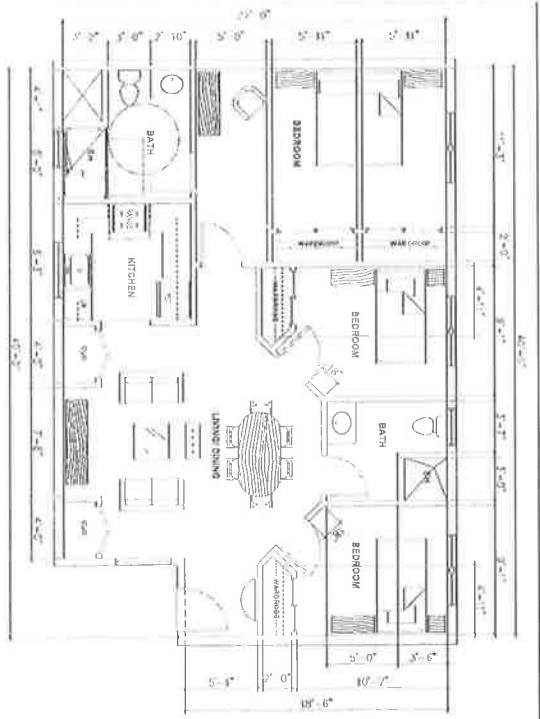
THIRD FLOOR UNITS	
1-055	4
2-055	1
3-055	1
TOTAL	6

No.	Date	Revisions	By
1	6/34-001-011	Initial Design	KG
2	6/34-001-012	Revised Design	KG
3	6/34-001-013	Final Design	KG

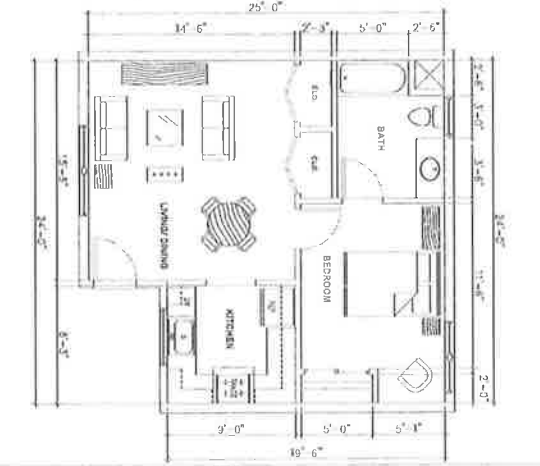
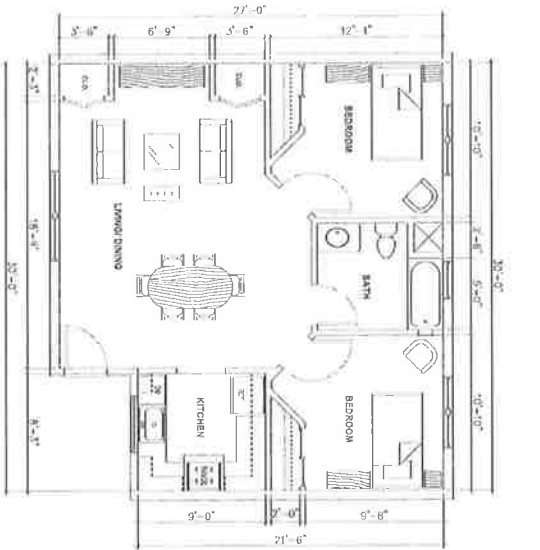
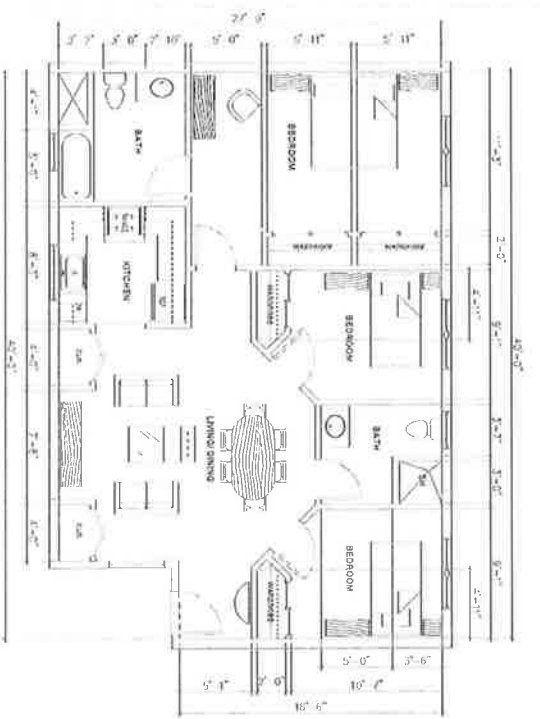
ENLARGEMENTS
TYPICAL UNITS

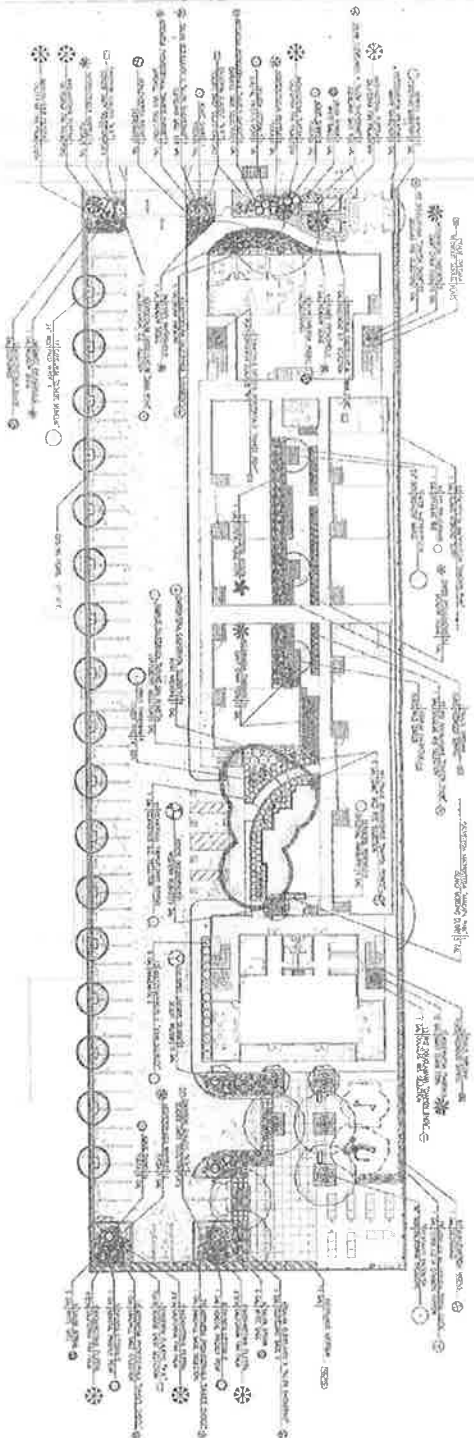
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A5

Progress: 05/16/2012



NOTE: SEE FLOOR PLANS FOR WINDOW LOCATIONS.





AVALON APARTMENTS LANDSCAPE PLAN MAY 10TH, 2012



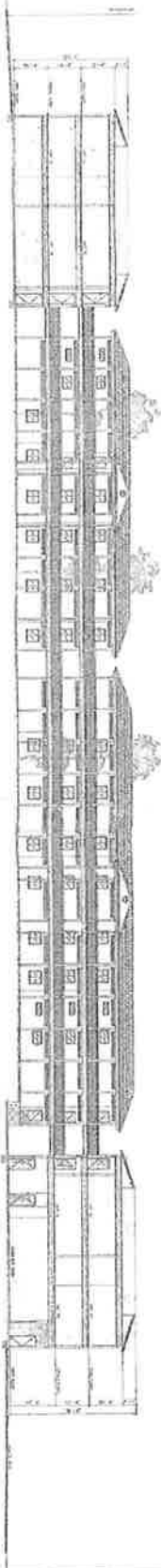
NO.	PLANT SPECIES	QUANTITY	NOTES
1	ACACIA SALICINA	10	10' x 10' spacing
2	ALBIZIA	5	10' x 10' spacing
3	ANACARDIUM	10	10' x 10' spacing
4	AVICENNIA	10	10' x 10' spacing
5	BANANA	10	10' x 10' spacing
6	CAESALPINIA	10	10' x 10' spacing
7	CELESTINE	10	10' x 10' spacing
8	CELESTINE	10	10' x 10' spacing
9	CELESTINE	10	10' x 10' spacing
10	CELESTINE	10	10' x 10' spacing
11	CELESTINE	10	10' x 10' spacing
12	CELESTINE	10	10' x 10' spacing
13	CELESTINE	10	10' x 10' spacing
14	CELESTINE	10	10' x 10' spacing
15	CELESTINE	10	10' x 10' spacing
16	CELESTINE	10	10' x 10' spacing
17	CELESTINE	10	10' x 10' spacing
18	CELESTINE	10	10' x 10' spacing
19	CELESTINE	10	10' x 10' spacing
20	CELESTINE	10	10' x 10' spacing

NO.	PLANT SPECIES	QUANTITY	NOTES
21	CELESTINE	10	10' x 10' spacing
22	CELESTINE	10	10' x 10' spacing
23	CELESTINE	10	10' x 10' spacing
24	CELESTINE	10	10' x 10' spacing
25	CELESTINE	10	10' x 10' spacing
26	CELESTINE	10	10' x 10' spacing
27	CELESTINE	10	10' x 10' spacing
28	CELESTINE	10	10' x 10' spacing
29	CELESTINE	10	10' x 10' spacing
30	CELESTINE	10	10' x 10' spacing

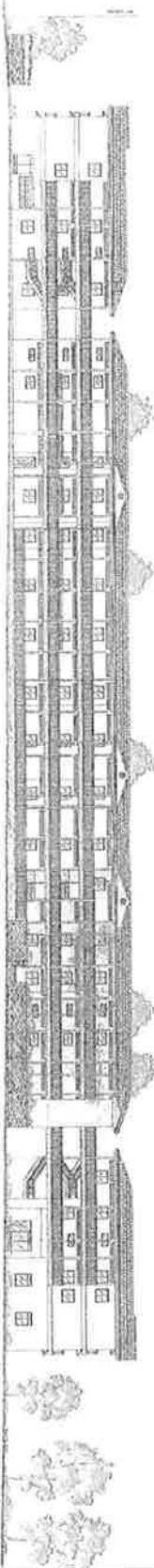
NO.	DATE	REVISIONS	BY
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2	01/24/12	REVISIONS: OWNER PROVIDED	DAK
3	02/27/12	REVISIONS: OWNER PROVIDED	DAK
4	03/27/12	REVISIONS: OWNER PROVIDED	DAK

ELEVATIONS
SECTIONS

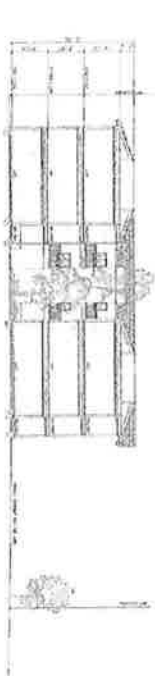
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Drawn by: CC	Checked by: CC
PROJECT: 05/16/2012	



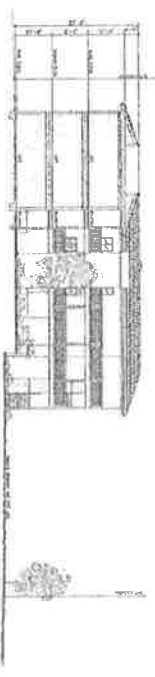
SECTION/ ELEVATION - C
SCALE: 3/8" = 1'-0"



SOUTH - B ELEVATION
SCALE: 3/8" = 1'-0"



CROSS SECTION Y-Y
SCALE: 3/8" = 1'-0"



SECTION/ ELEVATION-A
SCALE: 3/8" = 1'-0"



WEST - D ELEVATION
SCALE: 3/8" = 1'-0"



EAST - E ELEVATION
SCALE: 3/8" = 1'-0"

- MATERIALS & COLORS:**
- ① EXTERIOR WALLS: LIGHT GRAY CONCRETE
 - ② ROOF: RED CLAY TILE
 - ③ FLOORS: POLISHED CONCRETE

NOTE:
SEE REFERENCE SHEET AS SITE PLAN